

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JANUARY 24, 2013  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**NOTE:** *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

*Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.*

*Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.*

*When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

*Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101*

**ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT** - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 3:     **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**  
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4:     **DIRECTOR’S REPORT.**

ITEM – 5:     **COMMISSION COMMENT.**

ITEM – 6:     *Expedite*

**HERITAGE ON IVANHOE TM – PROJECT NO. 289238**

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Heritage on Ivanhoe TM: (PROCESS 4) Tentative Map (TM) and Coastal Development Permit (CDP), an Amendment to CDP No. 793182, for 14 residential condominium ownerships on one lot from a 14 unit residential development that is currently under construction (12 units new construction and 2 existing units remodeled/additions), and waiver to the requirements to underground existing overhead utilities. The proposed project will conform to the Council Policy 900-14 criteria by generating 50-percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at 7714-7742 Ivanhoe Avenue in the RM-3-7 Zone within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zones (Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Environmental Exemption. Report No. PC-13-007

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 7: *Appeal of Hearing Officer’s decision on December 5, 2012*

**ANTHEM CHURCH SUPPLY – PROJECT NO. 274997**  
 City Council District: 6 Plan Area: Mira Mesa

Staff: John S. Fisher

Appeal of the Hearing Officer decision on December 5, 2012 to deny an application for Conditional Use Permit for the Anthem Church Supply to allow an alcohol beverage outlet (Type 20 Beer and Wine License) in an existing building located at 8534 Commerce Avenue within the IL-2-1 Zone of the Mira Mesa Community Plan in District 6. The project has been determined to be exempt from CEQA pursuant to Section 15270. Section 15270 is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved. The environmental exemption determination for this project was made on October 29, 2012 and the opportunity to appeal that determination ended November 13, 2012.  
 Report No. PC-13-013

**TODAY’S ACTION IS:**  
 Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**  
 Deny the appeal and Deny the project.

ITEM – 8: **\*UNDERGROUNDING UTILITY DISTRICT PROJECT RESIDENTIAL BLOCK 1J WEST – PROJECT NO.216751**

City Council District: 1 Plan Area: La Jolla

Staff: Helene Deisher

A Site Development Permit for Historic Resources to allow San Diego Gas & Electric (SDG&E) to construct an Underground Utility System pursuant to the franchise agreement. The undergrounding work would be located in an area known to contain significant historical/archaeological resources and is also within the boundary of previously recorded archaeological sites. A Mitigated Negative Declaration No. 216751/SCH-2012101014 has been prepared for the project.  
 Report No. PC-13-012

**TODAY’S ACTION IS:**  
 Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**  
 Approve the project.

