

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., APRIL 25, 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **APPROVAL OF THE MINUTES FROM:**  
                   •   **MARCH 14, 2013**  
                   •   **MARCH 28, 2013**

ITEM – 7:     ***Expedite***

**VOLTAIRE MIXED–USE - PROJECT NO. 299160**

City Council District: 2

Plan Area: Peninsula

Staff: Jeffrey A. Peterson

Voltaire Mixed-Use: Process 4 Site Development Permit (SDP) and Tentative Map (TM) for the construction of nine (9) residential condominiums units and one (1) 2, 128-square foot retail space condominium unit on a vacant 0.30 acre site. As a component of the proposed project, the building will utilize renewable energy technology for the projected total energy consumption on site through photovoltaic technology (solar panels), self-generating at least 50-percent or more for the residential and 30-percent or more for the commercial. The project site is located at 4175 Voltaire Street in the CC-3-5 Zone, Peninsula Community Plan Area, Community Plan Implementation Overlay Zone (CPIOZ- Type B), Coastal Height Limitation Overlay Zone, Airport Influence Area (AIA) for the San Diego International Airport (SOIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SOIA, Federal Aviation Administration (FAA) Part 77 for SOIA & North Island NAS, North Bay Redevelopment Project Area, and Council District 2. Exempt from Environmental. Report No. PC-13-040



**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 10: **CARLSON RESIDENCE - PROJECT NO. 274225**

City Council District: 3

Plan Area: North Park

Staff: Patrick Hooper

The project is requesting a Site Development Permit to construct a 2,206 square-foot single-family residence on environmentally sensitive lands with a deviation to increase the allowable development area beyond 25% of the lot. The 0.39-acre project site is located at 2330 29th Street in the RS-1-1 and RS-1-7 Zone within the Greater North Park Community Plan. The project has been determined to be exempt from CEQA. Report No. PC 13-049.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **MISSION GORGE CPA INITIATION - PROJECT NO. 311933**

City Council District: 7

Plan Area: Navajo

Staff: Dan Monroe

Initiation of a Community Plan Amendment to the Navajo Community Plan. The property is a triangular 4.5 acre site which includes two parcels (456-310-09 and 456-400-17) located at 7811 Mission Gorge Road within the Navajo Community Planning Area. This is a request to change the land use designation on the subject property from commercial to multi-family residential medium density, 15-29 dwelling units per acre, to allow for multi-family dwelling units. This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. Report No. PC-13-051

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.