

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 27, 2013
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

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 12th 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from June 20, 2013*

**AMENDMENT TO PROCESSING OF CAPITAL IMPROVEMENT
PROJECTS – PROJECT NO. 11002544**

City Council District: All

Plan Area: Citywide

Staff: Dan Normandin

The purpose of this amendment is to reduce the processing times and costs associated with making decisions on capital improvement projects. This amendment to the Municipal Code and Local Coastal Program creates two new approval processes for capital improvement projects. The decision on a capital improvement project that requires a Coastal Development Permit or a Site Development Permit. Process CIP-Two is a similar to Process Two except it is appealable to the City Council rather than the Planning Commission. Process CIP-Five is similar to Process Five except it does not require a Planning Commission recommendation prior to the City Council hearing. The proposed amendment affects only the decision process and makes no change to regulations for coastal Development, environmentally sensitive lands, or historical resources.

An Environmental Impact Report (EIR) No. 96-0333 was prepared and certified for the original project (adoption of the Land Development Code). The amendment to the Land Development Code was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR was certified. Therefore, no subsequent environmental document is needed for this action. Report No. PC-13-073

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project

ITEM – 7: *Appeal of Hearing Officer's decision on May 15, 2013*

***311 DUNEMERE DRIVE - PROJECT NO. 207724**

City Council District: 1

Plan Area: La Jolla

Staff: Michelle Sokolowski

An Appeal of the Hearing Officer's decision to certify a Mitigated Negative Declaration and approve a Coastal Development Permit and Site Development Permit to allow the demolition of the existing single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain.

The subject 0.41-acre site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Mitigated Negative Declaration. Report No. PC-13-082

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: **VERIZON WIRELESS OTAY MEDIA PDP - PROJECT NO. 313572**

City Council District: 8

Plan Area: Otay Mesa

Staff: Simon Tse

An existing Wireless Communication Facility (WCF) located at 1596 Radar Road in the Otay Mesa Development District – Industrial Sub-D zone of the Otay Mesa Community Planning area. Verizon’s WCF consists of twelve panel antennas, two microwave dishes and a 17’ by 32’ equipment enclosure. The previous permit no. 42-0029-02 expired. This project requires a Planned Development Permit (PDP) to maintain an existing equipment enclosure above the equipment size limitation of 250-square feet pursuant to City of San Diego Municipal Code Section 141.0420(g)(3). This project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-075

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 9: ***JUAN STREET CONCRETE REPLACEMENT – PROJECT NO. 204753**
 City Council District: 3 Plan Area: Old Town/Uptown

Staff: Helene Deisher

Site Development Permit (SDP) for Historic Resources (Archaeology) to allow for improvements to the storm drain system, water main, installation of new drainage inlets, new fire hydrants, valves and laterals and the replacement of street pavement on Juan Street from Taylor Street to Sunset Road. Also included in the project scope is the replacement of sidewalks on the east and west side of Juan Street, improvements to underground utilities, new street lights, installation of curb and gutters, curb ramps, and private driveways as needed. The project is located in the Old San Diego and Uptown Community Planning Areas. Applicant: Project spans Juan Street from Taylor Street to Sunset Road. Report No. PC-13-079

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 10: ***SCRIPPS MEMORIAL HOSPITAL LA JOLLA – PROJECT NO. 217934**
 City Council District: 1 Plan Area: University

Staff: Jeannette Temple

The Scripps Memorial Hospital La Jolla is a request for a General Plan/Community Plan Amendment; Rezone from RS-1-14 and C0-1-2 to IL-2-1 and C0-1-2; a

Conditional Use and Planned Development Permit to amend the existing Conditional Use and Planned Development Permit; and an Easement Vacation of a traffic signal easement. The Planned Development Permit is required for deviations to sign and development regulations. The overall project site encompasses approximately 41.22 acres of land located at 9888 Genesee Avenue. With current entitlements under what is commonly referred to as Conditional Use Permit Nos. 1-8, the hospital campus is currently approved for 1,682,369 square feet of hospital and medical office space, with 814,580 square feet left to be constructed. The proposed project, known as Conditional Use Permit No. 9, would consist of new construction and renovations totaling 891,350 square feet, and demolition of existing structures totaling 533,725 square feet, for a net increase of 357,625 square feet on the hospital campus, a change of hospital beds from 389 to 531, and a second heli-stop. The new total for the hospital campus will be 2,039,994 square feet of hospital and medical office uses. The total of non-hospital square footage will total approximately 948,644 square feet. The project site is within the Airport Influence Area Overlay, Campus Parking Impact Overlay and the Community Plan Implementation Overlay (Area A) zones, within the University Community Plan area. An Environmental Impact Report No. 217934 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. Report No. PC-13-010

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 11: ***BIRD ROCK MIXED USE – PROJECT NO. 259362**

City Council District: 1

Plan Area: La Jolla

Staff: Morris Dye

An application for Coastal Development Permit and Tentative Map to construct an 18,414 square-foot, two-story, mixed-use development consisting of 10 residential units and two commercial units, subterranean parking, and a loading area on a 0.37-acre site, located at 5702 La Jolla Boulevard in Zone 4 of the La Jolla Planned District within the La Jolla Community Planning Area. Negative Declaration. Report No. PC-13-080

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.