

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 3, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite
Appeal of Hearing Officer’s decision on June 12, 2013; Continued from September 12, 2013*

TRIPLEX FOR WIR HOLDINGS, LLC – PROJECT NO. 290417
City Council District: 2 Plan Area: Mission Beach

Staff: Laura C. Black

An Appeal of the Hearing Officer’s decision to approve a Coastal Development Permit and Lot Line Adjustment for the demolition of the existing residential dwelling unit and the construction of a three-story, 5,276 square foot triplex and Lot Line Adjustment for an approximate 8.2 square foot portion of Parcel 1 to be transferred to Parcel 2, along the southern property line for the project. The 4,477 square foot site is located at 2719 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Airport Environs Overlay Zone, the 60-65 CNEL noise contour, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The Project shall integrate photovoltaic panels consistent with council policy 600-27. Exempt from Environmental. Report No. PC-13-088

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

DEPARTMENT RECOMMENDATION:
Deny the appeal.

ITEM – 7: *** SANTA LUZ ASSISTED LIVING – PROJECT NO. 257983**
 City Council District: 5 Plan Area: Black Mountain Ranch

Staff: William Zounes

Community Plan Amendment and Conditional Use Permit for a 71,630 square foot nursing facility provided for assisted living and memory care patients of which 32 units for assisted living and 32 units for memory care. All units will exclude kitchens. The project will provide courtyards with walking paths and special amenities for outdoor activities. The vacant 3.28 acre site is located at 14740 Via Fiesta in the AR-1-1 Zone within the Black Mountain Ranch Community Plan. Governed by VTM/PRD 95-0173. Addendum to EIR Nos. 95-0173/99-1161 and Addendums Nos. 95-0173.1 and 99-1161 was prepared for this project. Report No. PC-13-113

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 – 8: **POINT LOMA AVENUE MIXED USE – PROJECT NO. 227059**
 City Council District: 2 Plan Area: Ocean Beach

Staff: Sandra Teasley

A Coastal Development Permit and a Planned Development Permit to construct a two-story 3,251 square-foot, mixed use building with one residential unit on the second floor and one commercial lease space on the first floor, including a deviation to allow one tandem parking space to count as two parking spaces. The 0.05 acre site is located at 4741 Point Loma Avenue in the CC-4-2 Zone, Coastal Overlay Zone (non-appealable), within the Ocean Beach Community Planning Area. Exempt from Environmental. Report No. PC-13-104

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project