

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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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

- **SEPTEMBER 12, 2013**
- **SEPTEMBER 19, 2013**
- **SEPTEMBER 26, 2013**

ITEM – 7:     *Appeal of Hearing Officer’s decision on September 26, 2012*

**\* SIERRA MAR RESIDENCE – PROJECT NO. 274240**

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Sierra Mar Residence - Coastal Development Permit & Site Development Permit (La Jolla Shores Planned District) to construct an approximate 6,356 square-foot addition to an existing approximate 5,300 square foot single family residence and a 561 square-foot addition to an existing 757 square-foot garage and pool house, resulting in a total of approximate 12,974 square foot single family residence on a 37,790 square foot property. The project also includes the addition of 6,130 square feet of subterranean area. The property is a historically designated resource (HRB No. 866). The project site is located at 7755 Sierra Mar Drive, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan. A Mitigated Negative Declaration was prepared for this project.  
Report No. PC-13-110

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: *Continued from October 3, 2013*

**\* 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 – 9: **\* THE WATERMARK – PROJECT NO. 180357**

City Council District: 5

Plan Area: Miramar Ranch North

Staff: Renee Mezo

A request for a Rezone, Vesting Tentative Map, Public Right-of-Way Vacation, Easement Vacations and amendments to the General Plan, the Miramar Ranch North Community Plan, Planned Development Permit and Conditional Use Permit for the redevelopment of approximately 22 of the 34.5-acre site for the construction of a variety of retail stores, restaurants, office buildings, a five level parking structure, a movie theater and a hotel for a total of approximately 602,000 square feet including deviations to the development regulations.

The project site is located at 10137 Scripps Gateway Court directly to the east of the Scripps Poway Parkway off ramp of Interstate 15. Currently the site is designated for Industrial Park use in the Miramar Ranch North Community Plan and is zoned IP-2-1 Zone (proposed CR-2-1 Zone) within the Federal Aviation Administration (FAA)

Notification Area for the Marine Core Air Station (MCAS), the MCAS Airport Land Use Compatibility and the MCAS Airport Influence Area Overlay Zone. Environmental Impact Report. Report No. PC-13-114

**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.