SAN DIEGO PLANNING COMMISSION DOCKET FOR PLANNING COMMISSION MEETING 9:00 A.M., OCTOBER 9, 2014 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: Appeal of Development Services Department's decision on July 3, 2014

WEST DUNLOP APARTMENTS – PROJECT NO. 335454

City Council District: 7 Plan Area: Linda Vista

Staff: Morris E. Dye

A Neighborhood Development Permit to demolish two duplexes on two lots, construct a 27,219 square foot, 3-story, 14-unit residential apartment building with tandem parking spaces to count as two parking spaces. The site is on a 0.41- acre lot located at 2262 & 2272 West Dunlop in the RM-3-9 zone, AIA (Montgomery Field) within the Linda Vista Community Plan Area. Report No. PC-14-062

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: * EAST- CLIFF, GABLES, JACK O' LANTERN - PROJECT NO. 224418

City Council District: 1 Plan Area: La Jolla

Staff: Sandra Teasley

The Project proposes a Planned Development Permit, Coastal Development Permit and Site Development Permit to construct three detached residences on a site developed with existing commercial buildings. The site is located at 1241, 1245 and 1249 Coast Boulevard (west of 1255 Coast Boulevard). The Project includes deviations to the use and driveway regulations as follows: Ground Floor Residential – To allow ground floor residential, not ground floor retail, on a portion of the front 50 percent of the lot fronting on Coast Boulevard where (a) retail uses should account

for a minimum of 50 percent of the gross ground floor area; (b) 75 percent of a structure's street frontage length be dedicated to retail; and (c) a project not include residential uses within the front 50 percent of a lot. <u>Driveways - To construct three new driveways along Coast Boulevard where one driveway per 100 feet of street frontage is allowed and where 150 feet is required between driveways. The project proposes a total of four driveways (three proposed, one existing), with less than 150 feet between. The 0.91-acre site is zoned Zone 1A of La Jolla Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. A Mitigated Negative Declaration was prepared for the project. Report No. PC-14-053.</u>

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: SDCRAA NOISE MONITORING POLES – PROJECT NO. 340611

City Council District: 2 & 3 Plan Area: Peninsula, Greater Golden Hill,

Uptown & Balboa Park

Staff: Angela Nazareno

San Diego County Regional Airport Authority (SDCRAA) Noise Monitoring Poles;

Requires a Site Development Permit (SDP) for eight (8) monitoring poles being upgraded/replaced located within public right-of-way;

The eight (8) pole locations include: 3412 Browning St., 1944 Plum St., 1625 Froude St., 1328 Dale St., 3385 B St., 1132 W. Redwood St., 3408 Union St., Balboa Park/8th Drive and are within the following Community Planning Areas: Peninsula, Greater Golden Hill, Uptown, and Balboa Park;

Scope of work: replace existing poles and footings, disconnect and install solar power (2 with solar panels); and upgrade monitoring equipment. The project is Exempt from CEQA. Report No. PC-14-060

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: * MARION CATHOLIC PROPERTY – PROJECT NO. 307088

City Council District: 8 Plan Area: Otay Mesa Nestor

Staff: Sandra Teasley

The Project proposes the construction of a 175-unit residential development on an 18-acre site located at 1002 18th Street. The project requires a General Plan and Otay Mesa-Nestor Community Plan Amendment to redesignate the site from School to Residential, a Rezone from RS-1-7 to RM-1-2, a Vesting Tentative Map for the proposed subdivision, including a request to waive the requirement to underground overhead utilities, and a Master Planned Development Permit for proposed deviations for the phased development. The proposed deviations are to the lot standard, setback, ground floor habitable use, and private open space regulations. The site is currently developed with the vacant Marian Catholic High School which would be demolished for the proposed construction. The project required the preparation of an Environmental Impact Report. Report No. PC-14-054

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 – 10: INITIATION OF AN AMENDMENT TO THE LEVI-CUSHMAN SPECIFIC PLAN AND MISSION VALLEY COMMUNITY PLAN – PROJECT NO.

380965

City Council District: 7 Plan Area: Mission Valley

Staff: Elizabeth Ocampo Vivero

Initiation of a comprehensive amendment to the Levi-Cushman Specific Plan, and an amendment to the Mission Valley Community Plan. The Levi-Cushman Specific Plan includes a mix of residential, retail, office, hotel, and recreational uses, served by a proposed light-rail transit station, encompassing approximately 200 acres, west of Fashion Valley Road and south of Friars Road, within the Mission Valley Community Plan Area. The initiation has been requested to comprehensively amend the Levi-Cushman Specific Plan to include revisions to the composition of land uses, and to amend the Mission Valley Community Plan to incorporate applicable revisions to be consistent with the Specific Plan amendment. Report No. PC-14-061

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.