

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JULY 30, 2015
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**
 • **JUNE 25, 2015**
 • **JULY 9, 2015**
 • **JULY 16, 2015**

ITEM – 8: *Trailed from July 23, 2015; Appeal of Hearing Officer’s decision on May 20, 2015*

*** CAL COAST ACADEMY – PROJECT NO. 372555**
 City Council District: 1 Plan Area: Carmel Valley

Consider an appeal of the Hearing Officer decision to approve an application for a Coastal Development Permit and Site Development Permit to allow the construction of a new single-story school building on the subject property, addition of parking, landscaping, retaining walls and other minor improvements on a site with a designated historical resource, Historic Resources Board Site No. 391-Mount Carmel Ranch. The property is located at 11555 Clews Ranch Road, San Diego, CA in the Carmel Valley Community Planning area in Council District 1. The Clews Land & Livestock, LLC filed an appeal of the Hearing Officer decision of May 20, 2015 approving the proposed project. Report No. PC-15-093

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

DEPARTMENT RECOMMENDATION:
 Deny the appeal.

ITEM – 9: *Appeal of Hearing Officer’s decision on May 27, 2015***27TH STREET UNITS – PROJECT NO. 370917**

City Council District: 3

Plan Area: Greater Golden Hill

Staff: Jeffrey Peterson

Appeal of the May 27, 2015, Hearing Officer Decision to approved Site Development Permit No. 1298226 for the demolition of an existing single-family dwelling unit and to construct a three-story, 5,422 square foot, four unit residential apartment complex, with attached two car garages totaling 2,040 square feet, and associated site improvements on a 0.188-acre site. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The proposed project site is located at 911 27th Street, on the northeastern corner of 27th Street and E Street, in the GH-1500 Zone within the Golden Hill Planned District, the Greater Golden Hill Community Plan, the Airport Influence Area (AIA) Review Area 1, the 60 to 65 decibel (dB) Community Noise Equivalent Level (CNEL), and the Federal Aviation Administration (FAA) Part 77 for the San Diego International Airport (SDIA), Transit Area Overlay Zone, and Council District 3. Environmental Exemption. Report No. PC-15-091

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: *Appeal of Hearing Officer’s decision on May 27, 2015***KALMIA REVOCATION – PROJECT NO. 380483**

City Council District: 3

Plan Area: Uptown

Staff: Chris Larson

Appeal of the Hearing Officer's decision to revoke Building Permit No. 1329469 and Electrical Permit No. 1329470 (Project No. 380483) for the remodel of a laundry closet, electrical panel, and bathroom upgrades for units #1 through #6 on the southeast corner of the intersection of Front Street and West Kalmia Street in the Uptown Community Planning area. The site is located at 151 West Kalmia Street in the MCCPD-MR-1000 Zone, Airport Approach Overlay Zone, Airport Influence Area for San Diego International Airport, San Diego International Airport Safety

Zone 3NE, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Not subject to Environmental. Report No. PC-15-097

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.