

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 17, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite*

*** TYRIAN RESIDENCES – PROJECT NO. 379612**
 City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Tyrian Residences: Site Development Permit (SDP), Map Waiver (MW), and Coastal Development Permit (CDP) for the construction of a 1,461 square foot dwelling unit over an 822 square foot subterranean garage, remodel and an construct a 762 square foot addition to an existing 398 square foot dwelling unit, and will maintain an existing 1,945 square foot dwelling unit (3 total dwelling units). The project also includes the conversion of three dwelling units into condominiums and associated improvements on a 0.172 acre site. The project 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 Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 6752-6762 Tyrian Street in the RM-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 379612. Report No. PC-15-100

TODAY’S ACTION IS:
 Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
 Approve the project.

ITEM – 8: *Appeal of Hearing Officer's decision on March 25, 2015***3385 SUNRISE STREET MMCC– PROJECT NO. 368337**

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in an existing 4,412 square-foot building located at 3385 Sunrise Street. The 0.16-acre site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan area. Report No. PC-15-059

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Uphold the appeal and approve the project.

ITEM – 9: *** VIA DEL MAR ESTATES – PROJECT NO. 347254**

City Council District: 1

Plan Area: Carmel Valley

Staff: Glenn Gargas

Via Del Mar Estates - A Coastal Development Permit, Site Development Permit (due to the site containing Environmentally Sensitive Lands), Planned Development Permit and Tentative Map for the subdivision of the 5.07-acre property into four, single-family residential lots with design guidelines for the development of the future four single family residences, one residence on each lot. The proposed lot sizes range from 1.25 to 1.31 acres. Deviations are proposed under the Planned Development Permit to allow for a reduced front setback from a 25 foot minimum to a 15 foot minimum; and to the side setback reduced from a 20 foot minimum to a 10 foot minimum. The project site is a 5.07-acres of vacant property located immediately south of 3821 Via Del Mar, along the west side of Via Del Mar and north of Arroyo Sorrento Road, in the AR-1-2 Zone and Coastal (non-appealable) Overlay Zone within the Carmel Valley Community Plan area. A Mitigated Negative Declaration was prepared for this project, which includes mitigation measures for potential impacts to Biological Resources, Historical Resources (Archeology) and Paleontological Resources. Report No. PC-15-106

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.