

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., NOVEMBER 19, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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:**
 • **SEPTEMBER 24, 2015**

ITEM –8: *** THE RESERVE - PROJECT NO. 292065**
 City Council District: 1 Plan Area: La Jolla

Staff: Glenn Gargas

A Coastal Development Permit, Site Development Permit (Environmentally Sensitive Lands), Planned Development Permit and Vesting Tentative Map for the subdivision of a 25.14-acre property located at 6850 Country Club Drive. The project proposes to create three residential lots and construction of a single family residence on lots 2 and 3 with an existing accessory structure to remain on lot 1. A Lot Consolidation Parcel Map proposes to merge lot 1 with an adjacent property located at 7007 Country Club Drive. The proposed lot sizes range from 1.07 to 22.2 acres. Deviations are proposed under the Planned Development Permit to allow two lots with a reduced street frontage on a public street from the required 65 foot minimum to 26 feet. The project site is located in the RS-1-4 Zone, Coastal (non-appealable) Overlay Zone and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area. A Environmental Impact Report was prepared for this project, which includes mitigation measures for potential impacts to Biological Resources and Paleontological Resources. Report No. PC-15-121.

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

DEPARTMENT RECOMMENDATION:
 Approve the project.

ITEM – 9: **MONARCH AT BARNARD TENTATIVE MAP, PARCEL 1 – PROJECT NO. 419664**

City Council District: 2

Plan Area: Peninsula

Staff: Renee Mezo

(Process 4) Tentative Map for the creation of 176 residential condominium units (under construction) at 2930 Barnard Street. The 9.02-acre site is located at 2930 Barnard Street in the RM-1-1 zone, the Coastal Height Limitation Overlay Zone, the Federal Aviation Authority (FAA) Part 77 Noticing Area (Lindbergh Field and North Island NAS), the Airport Influence Area (San Diego International Airport), the Airport Approach Overlay Zone, and the Airport Environs Overlay Zone (AEOZ) within the Peninsula Community Plan. The project is not within the Coastal Overlay zone. Council District 2. Report No. PC-15-123

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** THE GLEN AT SCRIPPS RANCH – PROJECT NO. 264823**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: John S. Fisher

The Glen at Scripps Ranch is requesting approval for a Continuing Care Retirement Community (CCRC) through a General Plan/Community Plan Amendment, Vesting Tentative Map, Planned Development Permit with four deviations, Site Development Permit, Conditional Use Permit, Neighborhood Development Permit and MHPA Boundary Line Adjustment, amending CUP 133-PC, to construct a continuing care retirement community consisting of 450 assisted living units and 60 skilled nursing beds on a 53 acre site located at 10455 Pomerado Road in the RS-1-8 Zone within the Scripps Miramar Ranch Community Plan in Council District 5. An Environmental Impact Report No. 264823 was prepared for this project. Report No. PC-15-126

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend City Council approve the project.

ITEM – 11: *** CASA DE LAS CAMPANAS – PROJECT NO. 400695**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Glenn Gargas

A Rezone, Conditional Use Permit Amendment (Amendment to CUP 9867) and Planned Development Permit, to rezone a 2.4-acre portion of the project site (3.53-acres including the public right-of-way) from AR-1-1 to RM-2-5, removal of an existing 99-bed, 33,320 square foot skilled nursing facility and construction of a new 96,019 square foot, 72-bed skilled nursing building added to an existing, 275,687 square-foot, elderly care residential facility on a 22.29-acre property. The project proposes a deviation to the maximum allowed building height, from 40 feet to 63 feet and a deviation to the Fence Regulations to allow trash enclosure walls to exceed the 6-foot height limit for solid walls within a side setback. The project site is located at 18655 West Bernardo Drive in the RM-2-5 and AR-1-1 Zone (being rezoned to RM-2-5), Residential Tandem Parking Overlay Zone and with the Rancho Bernardo Community Plan area. A Negative Declaration was prepared for this project. Report No. PC-15-127.

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 –12: **SUNROAD CENTRUM PDP AMENDMENT – PROJECT NO. 420300**
City Council District: 6 Plan Area: Kearny Mesa

Staff: Francisco Mendoza

Amendment to Planned Development Permit 905832 (Project No. 257079) to amend Condition 35 to allow Ad Hoc park fees to be used at Centrum Park in addition to Hickman Field. The Permit allows construction of 677 residential condominium units on 7.61 acres site between Lightwave Ave and Spectrum Center Blvd in the CA zone of the New Century Center Master Plan within the Kearny Mesa Community Plan Area. The original condition no. 35 allotted ad hoc fees to be used at Hickman Field only. The amendment would allow a portion of the ad hoc fees to be used at Centrum Park.

The amendment is within the scope of the original permit EIR No. 96-0166, Addendum to EIR No. 99-1269, and Sunroad Mitigated Negative Declaration LDR No. 41-0101. Report No. PC-15-118

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.