

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
SEPTEMBER 15, 2016  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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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 Development Services 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.*

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCE.**

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 the Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: **DIRECTOR'S REPORT**

ITEM-5: **COMMISSION COMMENT.**

ITEM-6: *Continued from September 1, 2005:*

**\*TERRAZZO BOUGAINVILLEA – PROJECT NO. 6023**

City Council District: 1; Plan Area: Del Mar Mesa

**Staff: John Fisher**

Approve, conditional approve, or deny a Tentative Map, Planned Development Permit, Site Development Permit, Neighborhood Use Permit, Coastal Development Permit and a MHPA boundary Line Adjustment to allow the development of a 32.5 acre site at the northeast corner of **Rancho Toyon Place** and **Toyon Mesa Court** in the AR-1-2 zone of the Del Mar Mesa Specific Plan area for twenty-one single family lots, two homeowners association lots and three open space lots. Findings to a Master Environmental Impact Report, No. 6023. Report No. PC-05-247

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-7: *Appeal of the Hearing Officer Decision:*

**MASHEYEKAN RESIDENCE – PROJECT NO. 56170**

City Council District: 1; Plan Area: La Jolla/La Jolla Shores Planned District

**Staff: Laura Black**

Appeal of the Hearing Officer approval on July 20, 2005, for a Site Development Permit application to demolish an existing one-story single family residence and two existing detached structures and construct a one-story, 8,413 square-foot single family residence with attached four car garage and a 1,092 square foot detached guest quarters, for a total project of 9,505 square feet, on a 31,708 square-foot site located at **2745 Costebelle Drive** in the SF (Single Family) Zone of the La Jolla Shores Planned District, Coastal Zone (non-appealable), Coastal Height Limit, La Jolla Community Plan Area. Exempt from environmental. Report No. PC-05-258

**TODAY'S ACTION IS:**

Process 3. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Appeal of the Hearing Officer Decision:*

**KIM RESIDENCE– PROJECT NO. 12765**

City Council District: 1; Plan Area: Torrey Pines

**Staff: Derrick Johnson**

On July 13, 2005 the Hearing Officer denied the project and the applicants filed an appeal with the City of San Diego. The Planning Commission will be asked to consider and appeal of the Hearing Officer’s decision to deny the project. The project proposes the subdivision of one lot into two legal parcels. No new construction is associated with the approval of this Coastal Development Permit and Tentative Map. The subdivision would result in two legal parcels. Parcel 1 will be 11,261 square feet and Parcel 2 will be 6,311 square feet. Any future owners would be required to process both a Coastal Development Permit and a Demolition Permit to demolish the existing house to construct any new residence. Exempt from environmental. Report No. PC-05-268.

**TODAY’S ACTION IS:**

Process 3. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve the appeal and approve the project

ITEM-9: **4168 44<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 74335**

City Council District: 3; Plan Area: Mid-City

**Staff: Jeff Peterson**

The proposed project is a Tentative Map to convert 12 existing residential units to condominiums and a request for waiver to the requirement for the undergrounding of the existing overhead utilities on a 0.288 acre site. The proposed project will conform to the Council Policy 600-27 (A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent of the dwell units on-site for households with an income at or below 100 percent Area Median Income (AMI). The project site is located at **4168 44<sup>th</sup> Street** in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan Area, and Council District 3. Exempt from environmental. Report No. PC-05-257.

**TODAY’S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM 10:      **\*PARKVIEW AERO COURT – PROJECT NO. 44985**  
City Council District: 6; Plan Area: Kearny Mesa

**Staff: Jeannette Temple**

Community Plan Amendment, Site Development Permit, Planned Development Permit, Vesting Tentative Map and Rezone from IP-2-1 to CO-1-2 to construct 288 residential condominium units with 29 affordable units and 20,000 square feet of Office space on a 6.11 acre site at 3540 Aero Court within the Kearny Mesa Community. Mitigated Negative Declaration No. 44985. Report No. PC-05-251.

**TODAY'S ACTION IS:**

Process 5. Recommend approval or denial to the City Council.

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-11:      **4654 33<sup>RD</sup> STREET TENTATIVE MAP - PROJECT NO. 59960**  
City Council District: 3; Plan Area: Mid-City

**Staff: William Zounes**

Tentative Map to convert 28 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 0.43 acre site located at 4654 33rd Street in the RM-1-2 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of the Mid City Communities Plan Area. Exempt from environmental. Report NO. PC-05-263.

**TODAY'S ACTION IS:**

Process 4. Approve or Deny.

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-12: **OCEAN VIEW TENTATIVE MAP - PROJECT NO. 43716**  
City Council District: 8; Plan Area: Southeastern San Diego

**Staff: Nilia Koering**

Tentative Map to convert 6 residential units into condominiums and to waive the requirements for undergrounding of the above ground utilities. The property is located at **2248 Ocean View Boulevard** in the MF-2500 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-05-264

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **MILAZZO CONDOMINIUMS – PROJECT NO. 43646**  
City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Robert Tucker**

Vesting Tentative Map to convert 250 residential units to condominiums on a 10.16 acre located at **10024 Paseo Montril** between Rancho Penasquitos Boulevard and Cijon Street. Exempt from environmental. Report No. PC-05-243

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.