

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, APRIL 27, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Commission Secretary 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.*

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.

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 the Commission 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**

- February 23, 2017

ITEM – 8: ***Expedite***

*** HILLEL CENTER FOR JEWISH LIFE – PROJECT NO. 212995**

City Council District: 1 Plan Area: La Jolla

Staff: William Zounes

The project proposes a Public Right-of-Way Vacation and Site Development Permit for a two phased project for the development of a 6,479 square-foot religious complex for the Hillel Center for Jewish Life (HCJL) located at 8976 Cliffridge Avenue and at 9009 La Jolla Scenic Drive North, south side of La Jolla Village Drive, between Torrey Pines Road & La Jolla Scenic Way. Phase 1 would consist of the temporary use of the 8979 Cliffridge Avenue property as space used for religious programs until the new HCJL facilities is occupied. Phase 2 would involve development of the new facility to include additional space for religious programs in three new buildings approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. A surface parking lot would be constructed east of the courtyard and structures. Landscaping and pedestrian pathways would be provided throughout the permanent location. Phase 1 and 2 would also include the dedication of 0.05-acres along the northern property frontage to be used as park land. The HCJL will utilize renewable energy technology, self- generating at least 30-percent of the projected total energy consumption on site through photovoltaic technology located on the roof. The site is located in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan in Council District 1. Environmental Impact Report 212995/ SCH No. 2010101030. Report No. PC-17-031

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 – 9: ***Continued from March 30, 2017***

*** SU CASA – PROJECT NO. 420956**

City Council District: 1 Plan Area: La Jolla

Staff: Morris Dye

Coastal Development Permit/Process 5 Right-of-Way Vacation located at 6738 La Jolla Boulevard and 350 Playa Del Sur on a 0.51-acre site within the La Jolla Community Plan area.

Project would demolish a commercial building (restaurant) and a two-story residential building, and construct three buildings totaling 28,884 square feet, including one, three-story building with six (6), two-bedroom units, one, two-story building with six (6), two-bedroom units, a two-story mixed use building with four (4), one-bedroom units and 3,000 square feet of retail space, and a 18,639 square-foot basement garage with 37 underground parking spaces. The project would also vacate portions of La Jolla Boulevard and Playa Del Sur to allow for provision of a 10-foot curb-to-property-line around the entire perimeter of the project site. A Mitigated Negative Declaration has been prepared as the project could have significant environmental effect: Paleontological Resources. Report No. PC-17-030

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: **DONAX AVE TM – PROJECT NO. 447834**

City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Paul Godwin

Site Development Permit and Tentative Map for a Small Lot Subdivision on a 0.50-acre site consisting of two lots and four existing single dwelling structures. The subdivision would create a total of seven single dwelling lots on the project site, with the four existing units to remain and three additional units to be constructed. The project includes a deviation to the requirement that dwelling units which abut the front yard take primary pedestrian access from the elevation facing the front yard. The site is located at 1627-1635 Donax Avenue in the RM-1-1 Zone, within the Otay Mesa-Nestor Community Plan area. Environmental Exemption. Report No. PC-17-029

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM -11: *** UNITAS - PROJECT NO. 375001**

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Process 5 Public Easement Vacation, Vesting Tentative Map, Planned Development Permit located at 6645 Carmel Valley Road on a 0.66-acre parcel in the Pacific Highlands Ranch Community Plan area.

The Unitas project is a six-lot subdivision for the construction of five single dwelling units with deviations to lot width, setbacks, and retaining walls heights, construction of a private drive on an homeowner association lot, and vacation of water easements on a vacant, partially-graded remainder parcel. Findings to Master Environmental Impact Report No. 375001. Report No. PC-17-039

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: **UPDATES TO THE PERMANENT RULES OF THE PLANNING COMMISSION**

City Council District: N/A Plan Area: N/A

Staff: PJ Fitzgerald

Planning Commission review and approval of amendments to The Permanent Rules of the Planning Commission to accommodate procedural efficiencies.

TODAY'S ACTION IS:

Approve or deny the amendments.

DEPARTMENT RECOMMENDATION:

Approve the amendments.