

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 1, 2018 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or <mailto:planningcommission@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

**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."

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****CONSENT AGENDA****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****DISCUSSION ITEMS**

ITEM-1: ***Appeal of Development Services Department's decision on November 22, 2017***

**BERYL STREET HOMES – PROJECT NO. 532129**

City Council District: 2                      Plan Area: Pacific Beach

Staff: Tim Daly

Beryl Street Homes, an application for a Coastal Development Permit to demolish an existing single dwelling unit and construct two 2,343 square-foot single dwelling unit(s) on two contiguous lots. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 835 and 839 Beryl Street in the RM-1-1 Zone(s) of the Pacific Beach Community Plan area. CEQA exemption pursuant to CEQA State Guidelines, Sections 15301 and 15303.

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-2: ***Appeal of Development Services Department's decision on November 22, 2017***

**WILBUR AVENUE HOMES – PROJECT NO. 532189**

City Council District: 2

Plan Area: Pacific Beach

Staff: Tim Daly

Wilbur Avenue Homes, an application for a Coastal Development Permit to demolish an existing single dwelling unit and construct two 2,343 square-foot single dwelling unit(s) on two contiguous lots. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 847 and 851 Wilbur Avenue in the RM-1-1 Zone(s) of the Pacific Beach Community Plan area. CEQA exemption pursuant to CEQA State Guidelines, Sections 15301 and 15303.

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.