

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., NOVEMBER 3, 2011
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.

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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 the Staff recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: **APPROVAL OF MINUTES FROM OCTOBER 13, 2011.**

ITEM – 7: *Appeal of Staff’s decision of September 2, 2011*

LUNDBERG ADDITION SCR – PROJECT NO. 243479

City Council District: 1

Plan Area: La Jolla

Staff: Jeannette Temple

Appeal of staff decision to approve the Lundberg Addition SCR – Project No. 243479, a Substantial Conformance Review (SCR) to Project No. 12470, a Coastal Development Permit/Site Development Permit. The SCR is to construct a 537 square foot addition on the second floor, partially over the garage, to an approximate 6,573 square foot single family residence, including garage and partial basement on a 0.326 acre site. The site is located at 7820 Lookout Drive in the SF Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones within the La Jolla Community Plan area. Report No. – PC–11-094

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Hearing Officer’s decision on May 22, 2011 and Continued from September 29, 2011*

AT&T MOBILITY BONITA COVE – PROJECT NO. 198482

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Appeal of a Process 3 Coastal Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) located at 3181 Mission Boulevard, San Diego, CA 92109 (in Mission Bay Park). The WCF consists of a new 30-ft high clock tower with a total of twelve antennas and associated equipment concealed within. The project was exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or conversion of small structures).

The project is located in the CC-4-5 zone within the Mission Bay Park Master Plan. Report No. – PC-11-074

TODAY’S ACTION IS:

Process 3. Affirm, reverse or modify the Hearing Officer’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Hearing Officer’s approval.

ITEM – 9: **AT&T MONONGAHELA – PROJECT NO. 201883**

City Council District: 6

Plan Area: Clairemont

Staff: Karen Lynch-Ashcraft

AT&T – Monongahela. A Conditional Use Permit and Site Development Permit for an existing wireless communication facility consisting of a 25-foot tall faux palm tree supporting twelve panel antennas with associated outdoor equipment cabinets located within a 6-foot tall wood fenced enclosure. The previous permit, CUP 99-0464-12 was approved by the Planning Commission on March 30, 2000 for a period of ten years. This application is a request to upgrade the facility and continue operations. The project is located within the backyard at 4985 Monongahela Street in the RS-1-7 zone in the Clairemont Community Planning area. The project is exempt from the California Environmental Quality Act. Report No. – PC-11-088

TODAY’S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: ***AVERY SEAWALL – PROJECT NO. 160479**

City Council District: 2

Plan Area: Ocean Beach

Staff: Patrick Hooper

This application is for a Site Development Permit, Planned Development Permit and Coastal Development Permit to complete construction of a new shoreline protection device on contiguous properties under one ownership located at 4837 Bermuda Avenue, 1421 and 1425 Ocean Front Walk in the Ocean Beach Community Plan Area. The proposed seawall would be constructed of colored and textured concrete to resemble the natural bluff and secured with tiebacks. The wall would be approximately 210 feet long and between eight to 27 feet high. The seawall was

partially constructed with an emergency Coastal Development Permit in 2010. Remnants of a previous seawall and rip rap material would be removed as a part of the project. Mitigated Negative Declaration No. 160479 was prepared to reduce environmental impacts to below significance. Report No. – PC-11-093

TODAY’S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **VILLAGE AT ZION SENIOR APARTMENTS – PROJECT NO. 255320**
City Council District: 7 Plan Area: Navajo

Staff: Daniel Monroe

Village at Zion Senior Apartments. Community Plan Amendment Initiation. APN: 672-300-05 (Zion Avenue and Glenroy Street), 1.21 Acres – Navajo Community Planning Area. Request for an initiation of a community plan amendment to redesignate a 1.21 acre lot from Single Family Residential to Multi-Family Residential. No Environmental Document. Report No. – PC-11-097

TODAY’S ACTION IS:

Approve or deny the Initiation

DEPARTMENT RECOMMENDATION:

Approve the Initiation