

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 31, 2007
CITY ADMINISTRATION BUILDING
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 @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12th floor, next to the Council Chambers.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: APPROVAL OF MINUTES FOR APRIL 26, 2007.

ITEM-7: *Trailed from May 17, 2007 to allow for remaining Public Testimony and Commission discussion:*

OTAY MESA COMMUNITY PLAN UPDATE

City Council District: 8; Plan Area: Otay Mesa

Staff: Theresa Millette

As part of the Otay Mesa Community Plan Update, this focused workshop will concentrate on the transportation issues associated with the comprehensive plan update. The workshop will provide staff an opportunity to gather input from the Planning Commission on policy direction for the update. No action is required on the part of the Planning Commission at this time. Report No. PC-07-092

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM-8: *It is anticipated that this item is being withdrawn by staff*

Continued from April 5, 2007 and April 26, 2007:

***SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**

City Council District: 6; Plan Area: Kearny Mesa

Staff: Jeannette Temple

Planned Development Permit and Vesting Tentative Map for two 5-story residential buildings containing 221 residential units and two 4-story residential buildings containing 379 residential units; with subterranean parking, three recreation centers, and a 2-acre park site on a 12.20 acre site located at **8773 Lightwave Avenue** between Kearny Villa Road and Paramount Drive in the CA Zone per the New Century Center Master Plan (currently CC-1-3) within the Kearny Mesa Community Plan. Addendum to Environmental Impact Report No. 99397.
Report No. PC-07-058

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *This appeal has been withdrawn by the Appellant:*

Appeal of the Hearing Officer decision from April 11, 2007:

HOWARD RESIDENCE- PROJECT NO. 123189

City Council District: 2 Plan Area: Mission Beach

Staff: John Fisher

Appeal of a Hearing Officer decision on April 11, 2007 of the Howard Residence which proposes an application for a Coastal Development Permit to demolish an existing single family structure and construct a 1,509 square foot single family structure at a 1,432 square foot site located at **828 Toulon Court** in the R-N Zone of Mission Beach Planned District within the Mission Beach Community Plan. Exempt from environmental Report No. PC-07-086

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-10: *It is anticipated that this item will be continued to July 12, 2007:*

4255 WINONA AVENUE TENTATIVE MAP – PROJECT NO. 87147

City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan

Staff: Michelle Sokolowski

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.143 acre site located at **4255 Winona Avenue** in the RM-1-1 Zone of the Central Urbanized Planned District, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-07-062

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **3125 COWLEY WAY VESTING TENTATIVE MAP - PROJECT NO. 106917**
City Council District: 3; Plan Area: Greater North Park

Staff: **Michelle Sokolowski**

Vesting Tentative Map to convert 162 existing residential units to condominiums (utilities are already undergrounded) on a 8.10-acre site located at **3101-87 Cowley Way** in the RM-1-3 Zone and the Clairemont Mesa Height Limit Overlay Zone, within the Clairemont Mesa Community Plan Area. Exempt from environmental. Report No. PC-07-080

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **4724 30th STREET VESTING TENTATIVE MAP– PROJECT NO. 97621**
City Council District: 3; Plan Area: Greater North Park

Staff: **Michelle Sokolowski**

Vesting Tentative Map to convert 7 existing residential units to condominium, including a request to waive the requirement to underground existing overhead utilities on a 0.1606-acre site located at **4724 30th Street** in the MR-3000 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-07-081

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: ***CINGULAR CARMEL MOUNTAIN RANCH COUNTRY CLUB
PROJECT NO. 101102**
City Council District: 5; Plan Area: Carmel Mountain Ranch

Staff: **Natalie De Freitas**

Neighborhood Use Permit and a Planned Development Permit for a wireless communication facility consisting of a 41-foot 6-inch high cupola which will house Cingular's equipment on the ground floor and the associated twelve panel antennas in the upper portion. The property is located at **14050 Carmel Ridge Road** in the RSI- 14 Zone of the Carmel Mountain Ranch Community Plan area.
Negative Declaration No. 101102. Report No. PC-07-083

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.