

SAN DIEGO PLANNING COMMISSION DOCKET

**PLANNING COMMISSION MEETING OF
AUGUST 30, 2007, 9:00 a.m.
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Mayor's recommendation as stated in the Report to Planning Commission.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: APPROVAL OF THE MINUTES FOR JULY 19, 2007 AND AUGUST 9, 2007.

**APPROVAL OF THE JOINT LU&H/PLANNING COMMISSION
RECOMMENDATIONS FROM AUGUST 1, 2007**

ITEM-7: *Continued from July 12, 2007:*

835 THOMAS AVENUE TENTATIVE MAP - PROJECT NO. 84312

City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map including a request to waive the requirement to underground the existing utilities and to convert an existing, 11 residential dwelling unit apartment complex into 11 residential condominium units on a 6,250-square-foot property. The project site is located at **835 Thomas Avenue**, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. PC-07-095

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: *Continued from July 12, 2007:*

1244 OLIVER TENTATIVE MAP - PROJECT NO. 81316

City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map including a request to waive the requirement to underground the existing utilities and to convert an existing, 9 residential dwelling unit apartment complex into 9 residential condominium units on a 0.143 acre site. The property is located at **1244 Oliver Avenue**, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. PC-07-094

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-9: *Continued from July 12, 2007:*

SAPPHIRE STREET TENTATIVE MAP– PROJECT NO. 84320

City Council District: 2 Plan Areas: Pacific Beach

Staff: Helene Deisher

Coastal Development Permit, Tentative Map and waiver from undergrounding existing utilities to convert ten existing apartments to condominiums at a 0.18 acre site located at **901 Sapphire Street** between Mission Boulevard and Bayard Street in Pacific Beach Community Plan area. Exempt from environmental. PC-07-096

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: *Appeal of the Hearing Officer decision on July 11, 2007:*

***BENSON RESIDENCE - PROJECT NO. 115671**

City Council District: 1 Plan Area: La Jolla

Staff: Dan Stricker

Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a 3,831 square-foot single-family residence on a 6,299 square-foot site located at **8449 El Paseo Grande**. The project site is located in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone. Mitigated Negative Declaration No. 115671. Report No. PC-07-127.

At the July 11, 2007 hearing, the Hearing Officer approved the project and added a height condition that both the applicant and the review staff don't believe is necessary. The Appeal to the Planning Commission by the applicant is to request the removal of said height condition.

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Approve appeal and approve the project

ITEM-11: *Appeal of the Hearing Officer decision on June 20, 2007:*

**T-MOBILE-POINT LOMA NAZARENE UNIVERSITY
PROJECT NO. 90780**

City Council District: 2 Plan Area: Peninsula

Staff: Alex Hempton

Conditional Use Permit and Coastal Development Permit for a wireless communication facility consisting of three T-Mobile antennas located on two existing light standards. The existing light standards currently support Sprint/Nextel antennas and the proposed antennas would be located under the existing antennas. Associated equipment will be located in an adjacent enclosure, adjacent to the light standards, and screened with native landscaping. This project is located adjacent to Young Hall on the Point Loma Nazarene University campus at **3900 Lomaland Drive**. Exempt from environmental. Report No. PC-07-115

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-12: ***GOLDEN HILL ROWHOMES - PROJECT NO. 104554**

City Council District: 8 Plan Area: Greater Golden Hill

Staff: **Jeff Peterson**

Site Development Permit, Tentative Map, and a request to waive the requirements for undergrounding overhead utilities within the public right-of-way to construct 20 residential condominiums on a 0.857-acre site. The proposed project will conform to the Council Policy 900 14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at **286 C Street** in the GH-1000 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Planning Area, Airport Environs Overlay Zone, and Council District 8. Mitigated Negative Declaration No. 104554. Report No. PC-07-092

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **3RD AVENUE TENTATIVE MAP - PROJECT NO. 82295**
City Council District: 1; Plan Area: Uptown

Staff: Helene Deisher

Tentative Map to convert 16 existing residential units to condominiums on a 10,037 square foot site and waive the requirement to underground existing utilities at 2350 3rd Avenue in the NP-2 Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from Environmental. Report No. PC-07-111

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **SIGNATURE POINT TENTATIVE MAP - PROJECT NO. 120250**
City Council District: 1; Plan Area: Carmel Valley

Staff: Helene Deisher

Tentative Map to convert 261 existing residential units on a 16.7 acre site located at **13008 to 13094 Signature Point** in the Carmel Valley Planned District within the Carmel Valley Community Plan area between El Camino Real and Hartfield Avenue. Exempt from Environmental. Report No. PC-07-112

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **CROWN CASTLE REDWOOD STANDPIPE– PROJECT NO. 55447**
City Council District: 7; Plan Area: Mid City

Staff: **Natalie de Freitas**

Conditional Use Permit, Planned Development Permit and a Site Development Permit for a wireless communication facility consisting of the decommissioning and removal of an existing 60' high monopole (previous CUP 94-0280 expired November 3, 2004) and the installation of a new 65' high mono eucalyptus tree supporting a minimum of two carriers, one unconfirmed and the other Cingular with twelve antennas (3 sectors of 4 antennas each). Exempt from environmental. Report No. PC-07-116

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.