

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 20, 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.

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4th floor, San Diego, CA 92101; **Email address:** planningcommission@sandiego.gov **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12th floor, next to the Council Chambers from 12:30pm to 1:30 pm.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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-7: It is anticipated that this item will be continued.

Continued from July 19, 2007:

CABRILLO PALISADES TENTATIVE MAP - PROJECT NO. 97472

City Council District: 6 Plan Area: Serra Mesa

Staff: Jeannette Temple

Tentative Map with a request to waive the requirement to underground existing overhead utilities to convert 369 existing residential units to condominiums on a 17.06 acre site. The property is located at **3201-3297 Annrae Street; 7902-8090 Donzee Street; 7901-7966 Harmarsh Street; 3203-3495 Kearny Villa Lane; and 3402-3496 Olga Avenue** in the RM-3-7 Zone within the Serra Mesa Community Plan area and Council District 6, north of Mesa College Drive between Highway 163 and Interstate 805. Exempt from environmental. Report No. PC-07-106

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: It is anticipated that this item will be continued to October 11, 2007

Continued from June 7, June 21, and August 9, 2007:

4530-36 51ST TENTATIVE MAP - PROJECT NO. 96694

City Council District: 3; Plan Area: Mid City Communities Plan Area

Staff: **Renee Mezo**

Tentative Map to convert 6 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.143-acre site. The property is located at **4530-36 51st Street** in the RM-1-1 Zone, the Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan and Council District 3. Exempt from environmental. Report No. PC-07-088

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from June 28, 2007:*

AMERICAN TOWER - AVIATION – PROJECT NO. 92076

City Council District: 4 Plan Area: Skyline Paradise Hills

Staff: Karen Lynch-Ashcraft

A Conditional Use Permit and a Planned Development Permit for a wireless communication facility consisting of an existing 130 foot high monopole and a 550 square foot equipment shelter, originally approved by Conditional Use Permit No. 84-0472, which expired on November 20, 2004. The facility is located at **6770 Aviation Drive** in the Skyline/Paradise Hills Community Planning area. Exempt from environmental. Report No. PC-07-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-10: *Appeal of the Hearing Officer decision on June 20, 2007:
Continued from August 30, 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-11: **HARWOOD TICHENOR RENTAL PROPERTY - PROJECT NO. 85091**
 City Council District: 8 Plan Area: Southeastern San Diego

Staff: Will Zounes

Site Development Permit to deviate from the Historic Resource Regulations to allow the relocation of an historic residential structure from 1157 10th Avenue to 2235 K Street. A Variance is included to deviate from the off-setting plane requirements within the Southeastern San Diego Planned District located at 2235 K Street between 22nd Street and 24th Street. Mitigated Negative Declaration No. 85091. Report No. PC-07-122.

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--12: **1905 SPINDRIFT REMODEL/ADDITION – PROJECT NO. 95885**
 City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey Peterson

Coastal Development Permit and a Site Development Permit to construct a 1,398 square foot, two-story addition, and remodel of the existing 3,048 square-foot single-family residence, which includes the relocation of the garage and curb cut on the 0.12-acre site located at **1905 Spindrift Drive**, northeast corner of Spindrift Drive and Saint Louis Terrace, in the SF (Single-Family) Zone of La Jolla Shores Planned District within the La Jolla Community Plan Area. The property falls within the Coastal Overlay Zone (Appealable Area and Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Transit Area Overlay Zone, Residential Tandem Parking, and the Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Program areas. Mitigated Negative Declaration No. 95885. Report No. PC-07-136

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-13: **1020 PROSPECT TENTATIVE MAP – PROJECT NO. 123279**
City Council District: 1 Plan Area: La Jolla Community Plan and Planned District

Staff: Edith Gutierrez

Tentative Map, Coastal Development Permit and Site Development Permit to create 16 residential condominiums and 3 commercial condominium units in an existing four-story, commercial office building, over underground parking, on a 0.537 acre site. No new exterior development is proposed. The site is located at **1020 Prospect** Street in Zone 1A of La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area. Exempt from Environmental. Report No. PC-07-117

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-14: **1166 PARK BOULEVARD CONDOMINIUMS – PROJECT NO. 88064**
City Council District: 1 Plan Area: Centre City

Staff: Pete Lynch

Tentative Map to convert 24 residential units into condominiums located at 1166 Park Boulevard, on the southwest corner of B Street and Park Boulevard. Exempt from Environmental. Report No. PC-07-128

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-15: **LAFAYETTE HOTEL AND RESIDENCES – PROJECT NO. 125216**
City Council District: 3 Plan Area: Mission Beach

Staff: Paul Godwin

Site Development Permit Amendment and a Vesting Tentative Map and to allow a portion of the previously approved 128 residential condominium units, which have not yet been constructed, to be utilized as combination hotel/residential condominium units, which would allow a portion of the residential condominium units to be rented as hotel units, on a limited basis, when the condominium owner is not using the unit. The amendment would also allow the creation of eight additional hotel rooms within the existing Lafayette Hotel structure. Exempt from Environmental. Report No. PC-07-131

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-16: **T-MOBILE-COLUMBIA COURT – PROJECT NO. 97607**
City Council District: 2 Plan Area: Uptown

Staff: Karen Lynch-Ashcraft

New Conditional Use Permit and Planned Development Permit for an existing, expired wireless communication facility consisting of a total of six panel antennas and associated roof top equipment located at 3217 Columbia Street between Sassafras and Spruce Streets. Exempt from Environmental. Report No. PC-07-129

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-17: **SALT WORKS FACILITY –COMMUNITY PLAN AMENDMENT
INITIATION - PROJECT NO. 123279**

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

Staff: Theresa Millette

Salt Works Facility Initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and the Otay Mesa-Nestor Community Plan to redesignate an approximately 27.5.0 acre site from Open Space/ Special Study Area to Industrial. Exempt from Environmental. PC-07-138.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.