

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JULY 10, 2008
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: **APPROVAL OF THE MINUTES OF OCTOBER 18, 2007, DECEMBER 6, 2007, MAY 8, 2008, AND MAY 22, 2008**

ITEM-7: *Appeal of the Hearing Officer decision on May 7, 2008:*

**LA JOLLA SHORES LIFEGUARD STATION AMENDMENT –
PROJECT NO. 146179**

City Council District: 1; Plan Area: La Jolla

Staff: Vena Lewis

La Jolla Shores Lifeguard Station Amendment - Planning Commission (PC) to consider an appeal on an application for the Hearing Officer's decision of May 7, 2008, to approve an amendment to the previously approved La Jolla Shores Lifeguard Station project. The project was originally heard and approved on February 9, 2005, by the Hearing Officer. On February 23, 2005, the project was appealed to the PC. On May 12, 2005, the PC denied the appeal and approved the project and certified the Negative Declaration. The proposed amendment requires approval of a Coastal Development Permit, a Site Development Permit and certification of the Mitigated Negative Declaration. The project site is located directly in front of Kellogg Park on the west side of the boardwalk which runs parallel to the Pacific Ocean shoreline near Calle Frescota within the La Jolla Community Plan area. NOTE: Except for the new requirements by the California Environmental Quality Act, the project scope as noted below would not change.

The previously approved project as proposed would demolish the existing lifeguard station located on the west side of the boardwalk within the park's green space; construct a new 1,485 square-foot lifeguard station consisting of two separate buildings that would be connected by a breezeway, with a 30-foot observation tower cantilevered out over the boardwalk and sand (on the east side in the southwest corner of the existing parking lot), away from the park's green space; and construct a detached 650 square-foot single story, rescue vehicle and emergency equipment facility also within the parking lot. In addition, the existing steel container (adjacent to Kellogg Park along Calle Frescota) which currently stores the lifesaving equipment would be removed. Mitigated Negative Declaration No.146179 Report No. PC-08-077

TODAY'S ACTION IS:

Process 3. Approve the appeal and deny the project of Deny the appeal and approve the project

DEPARTMENT RECOMMENDATION:

Deny the appeal approve the project

ITEM-8: *Continued from May 8, 2008:*

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-08-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-9: *Continued from May 22, 2008:***COSTA VILLAS – PROJECT NO. 102781**

City Council District: 6; Plan Area: Linda Vista

Staff: Edith Gutierrez

Planned development permit to demolish an existing single family residence and construct a three- story residential fourplex with four tandem garages on a 5,000 square foot lot. There are deviations to two parking regulations, they include maintaining an existing drive way off of Laretta Street and allowing tandem parking to count as two spaces. The site is located at **5648 Laretta Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from Environmental. Report No. PC-08-061

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: *Continued from June 5, 2008:
Anticipate to be continued to Sept, 11, 2008*

TORREY BROOKE II – PROJECT NO. 2118

City Council District: 1; Plan Area: Torrey Highlands Sub Area IV.

Staff: Derrick Johnson

The project proposes to rezone a 2.13-acre site from AR-1 -1 to RS-1-13, a Tentative Map to allow the subdivision of the 2.13-acre site into three lots for residential development (two residential lots and one open space lot), a Planned Development Permit to allow access to Lot Two (2) via a private driveway, and a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations. The proposed two single-family residences would be approximately 4, 442-square-feet and 5,130-square-feet respectively. The vacant 2.13-acre site is located on the west side of the southerly extension of La Harina Court within the Torrey Highlands Subarea Plan IV and is currently zoned AR-1-1 is bordered roughly to the south by Adobe Bluffs Road, to the west, east, and north by single-family residences. Mitigated Negative Declaration No. 2118.

Report No. PC-08-060

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-11: *Continued from June 5, 2008:*

VERIZON – MURPHY CANYON-PROJECT NO. 112854

City Council District: 6; Plan Area: Kearny Mesa

Staff: Alex Hempton

Verizon Murphy Canyon is an application for a Major Telecommunication Facility consisting of an existing 55-foot high monopole with antennas reaching a height of 65 feet. The facility may consist of a total of 30 directional cellular antennas, six omni-directional antennas, and two digital dish antennas. Equipment associated with the antennas is located within an existing adjacent office building. This project was previously permitted under Conditional Use Permit No. 96-0172 which has expired. A Planned Development Permit is required as a portion of the monopole and antennas encroach into the required setback and a Conditional Use Permit is required to permit the communication antenna facility. This facility is located at **9323 Chesapeake Drive**. Exempt from Environmental. Report No. PC-08-067

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-12: *Continued from June 5, 2008:*

6th UPDATE TO THE LAND DEVELOPMENT CODE

City Council District: All; Plan Area: City Wide

Staff: Amanda Lee

This is a request for a Planning Commission recommendation to the City Council on proposed amendments to the Land Development Code and the Local Coastal Program. The 6th Update project is part of the LDC code monitoring program directed by the City Council, and includes 51 issues divided into various categories including measurement, permit process, landscape, parking, signs, state law requirements, and minor corrections. The measurement issues would clarify how various things are defined or measured such as floor area ratio, height, and setbacks. The permit process amendments would improve the permit process for existing separately regulated uses and address inconsistencies in the existing regulations. The landscape issues would address landscape review for duplexes and other inconsistencies. The parking issues would clarify existing parking regulations, including where mechanical automobile lifts may be utilized. The sign amendments would repeal an old section that should have been repealed with adoption of the LDC in 2000, and would clarify the regulations for community entry signs and neighborhood identification signs. The amendments for compliance with state law would address helicopter landing facilities, family child care homes, and refuse/recycling. The minor corrections amendments are intended to fix minor errors such as incorrect terms, formatting errors, incorrect section references, and minor Planned District Ordinance corrections (Central Urbanized, Mid City, and Southeastern).

This activity is covered under Environmental Impact Report (EIR) No. 96-0333 and EIR Addendum No. 42-1548 (Land Development Code EIR and Addendum). The activity is adequately addressed in the environmental documents and there are no changes in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section 15060(c)(3). Report No. PC-08-050

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: *Continued from June 19, 2008:*

GASLAMP QUARTER AMENDMENT

City Council District: 2; Plan Area: Downtown

Staff: Lucy Contreras/Brad Richter

Proposed amendments to the Gaslamp Quarter Planned District Ordinance and Design Guidelines (Development Manual) including, but not limited to: expansion of the Period of Significance; off-street parking requirements; maximum ground floor area ratio per use; guidelines for rehabilitation of historical structures; conditional use permit regulations; signage, automatic teller machine and sidewalk guidelines; new construction regulations and review procedures. An Environmental Secondary Study has been prepared for the proposed amendments in order to evaluate whether the 2006 Final Environment Impact Report (FEIR) prepared for the Downtown Community Plan adequately evaluated the proposed amendments. The proposed amendments have been found to be adequately covered by this previously certified FEIR; therefore, no further environmental review is required. Report No. PC-08-041

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-14: **SIEMPRE VIVA INDUSTRIAL PARK-PROJECT NO. 130315**

City Council District: 8; Plan Area: Otay Mesa

Staff: William Zounes

Tentative Map to create 18 industrial lots and two lots reserved as detention basins for a total of 20 lots. The project also includes the creation of three new roads within the subdivision and improvements along Siempre Viva Road from an existing 40.40 acre site located at 7798 1/3 Siempre Viva Road in the Industrial Subdistrict of Otay Mesa Development District within the Otay Mesa Community Plan. Project incorporates a Mitigated Negative Declaration due to its location adjacent to the Multiple Habitat Planning Area (MHPA). Report No. PC-08-053

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-15: 1020 DENNERY TENTATIVE MAP -PROJECT NO. 78473

City Council District: 8; Plan Area: Otay Mesa

Staff: William Zounes

Tentative Map to convert 346 existing residential apartment units to condominiums on a 15-acre site located at **1020 Dennery Road** within the RM-2-5 Zone within the Otay Mesa Community Plan. Exempt from Environmental Report No. PC-08-066

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-16: CEDAR GATEWAY-PROJECT NO. 2007-37

City Council District: 2; Plan Area: Centre City

Staff: Sachin Kalbag

Cedar Gateway is an affordable housing project that includes 65 affordable units, 23 of which are supportive housing units. The project also includes 28 public parking stalls in one level of below grade parking. The project site (23,850 square feet) consists of an entire block bounded by Highway 5, Cedar Street, Fifth and Sixth avenues (Cortez neighborhood), and is currently occupied by a surface parking lot and a vacant historic building (Attachment A - Site Map).

The project site will include two projects: new construction of multi-family affordable housing and rehabilitation of the existing historic chapel. The two projects will be financed separately. The affordable housing will be built by the Developer, and subsidized by the Agency's Low- and Moderate-Income Housing Fund in addition to other resources. The historic chapel will be rehabilitated by the Agency and financed by its Tax Increment funds (80% funds) and potential revenues from Transfer of Development Rights ("TDR") Program. The City Council and Agency approved the Development and Disposition Agreement (DDA) on May 13, 2008 to: (1) acquire the entire project site from the Developer at the close of escrow; (2) own and rehabilitate the chapel structure with appropriate parking spaces and lease or sell it to a commercial tenant; and (3) lease the housing portion of the land to the Developer for the development and operation of affordable housing after the Developer secures all Project financing.

The project will require a Planned Development Permit for deviation to the 60 percent Active Commercial Use as requirement for Cedar Street. The project is proposing to provide approximately 44 percent active use in order to provide a supportive service space for the projects residents. The request will require approval from the Planning Commission.

Staff recommends approval to the Planning Commission for Planned Development Permit (“ P DP”) No. 2007-37 providing for a deviation to the PDO for a reduction to the Commercial Street Overlay’s Active Commercial Use frontage requirement along Cedar Street from 60% to 44% to allow for a small office space to provide on-site supportive services to the residents of the project.

In 2006 the City Council adopted the Downtown Community Plan and amendments to various other land use plans that govern downtown development. At the time, the City Council certified the FEIR for the plans. The FEIR serves as a Program EIR under CEQA. Under the Redevelopment Agency’s Guidelines for the implementation of CEQA, proposed projects are reviewed for consistency with the Downtown Community Plan and other planning documents. If found to be consistent with those documents, no further environmental review is required.

Under the 2006 FEIR, an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project’s compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Since the project has been found to be in compliance with these planning documents, no further environmental review is required. Report No. PC-08-087

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project