

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JULY 24, 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Appeal from Hearing Officer May 28, 2008:*

HANAIEI HOTEL- PROJECT NO. 114212

City Council District: 6; Plan Area: Mission Valley

Staff: Patrick Hooper

The Hanalei Hotel project proposes a Site Development Permit and Planned Development Permit to construct an approximately 10,000 square-foot addition for an exhibit hall on the existing parking area of the Hanalei Hotel at **2270 Hotel Circle North**. The Hanalei Hotel site is approximately 9.89 acres and is comprised of 240,654 square-feet of floor area which includes 477 hotel rooms, conference and banquet facility and typical hotel related accessory uses. Mitigated Negative Declaration No. 114212 was prepared for the project and includes mitigation for Historical Resources and MHPA Land Use adjacency. Mitigated Negative Declaration No. 114212. Report No. PC-08-088

TODAY'S ACTION IS:

Process 3. Approve the appeal or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-7: *Trailed from July 17, 2008:*

OCEAN VIEW VILLAGE- PROJECT NO. 96580

City Council District: 8; Plan Area: Otay Mesa

Staff: Diane Murbach

Site Development Permit, Vesting Tentative Map and Rezone to construct 143 residential units, 40 commercial units and 24 industrial units, on a 10.4 acre site located at **996 Otay Valley Road**. The project is located in the AR-1-1 Zone, Airport Influence Area, and Airport Environs Overlay Zone, of the Otay Mesa Community Plan. The Site Development Permit is for Steep Hillside, Sensitive Biological Resources and seven Deviations to development regulations for Affordable Housing. The Vesting Tentative Map is for a subdivision for condominium construction. The Rezone is to change the AR-1-1 Zone to RM-2-4, CN-1-2 and IL-2-1 in accordance with the adopted Robinhood Ridge Precise Plan and Community Plan. The site was previously regulated under CUP 88-0498 as an Auto Dismantling Center. The property proposes redevelopment from this auto dismantling use to the approved land uses. The project was reviewed in the Affordable Housing Expedite Program and will provide 15 of the residential units as affordable in accordance with the Inclusionary Housing Ordinance. Addendum to EIR No. 98-0189, No. 96580. Report No. PC-08-085

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-8: *Trailed from July 17, 2008:*

4611 OHIO STREET- PROJECT NO. 83623

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert 36 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.75 acre site located at **4611 Ohio Street**, between Madison Avenue and Adams Avenue, in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from Environment. Report No. PC-08-094

COMMISSION ACTION:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-9: *Trailed from July 17, 2008:*

4176 OREGON TENTIVE MAP - PROJECT NO. 78873

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert nine existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site located at **4176 Oregon Street**, between Howard Avenue and Polk Avenue, in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from Environment. Report No. PC-08-095

COMMISSION ACTION:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: *Continued from April 17, 2008 and June 12, 2008:*

**BAHIA VIEW CONDOMINIUMS- CENTRE CITY SITE
DEVELOPMENT 2007-27**

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Bahia View Condominiums – consideration of Centre City Site Development Permit 2007-27 (SDP) for a proposed mixed use development on the south side of Market Street between 14th and 15th streets in the East Village District of the Downtown Community Plan area. The project consists of the construction of an 8- to 22-story (283-foot tall) building including 95 residential units, including six affordable units, ground floor retail space and 163 parking spaces. The project also involves the substantial modification of the two-story Tourist Hotel, designated Local Historical Resource No. 819, located at **1433 Market Street**. Under the 2006 Final Environment Impact Report (FEIR), an Environmental Secondary Study was prepared 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-08-036

TODAY’S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-11: **777 BEECH STREET CENTRE CITY DEVELOPMENT PERMIT 2006-19
AND MAP WAIVER 349046**

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Applications for a proposed mixed-use development containing 78 residential condominiums and 6 commercial condominiums in a 12-13 story building to be located along the southside of Beech Street between 7th and 8th avenues in the Cortez neighborhood of the Downtown Community Plan area.
Report No. PC-08-002

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-12: **HOLLISTER BATCH PLANT – PROJECT NO. 109619**
City Council District: 8; Plan Area: Otay Mesa-Nestor

Staff: Sandra Teasley

A Conditional Use Permit (CUP) to amend CUP 10-645-0 which permitted a batch plant and related facilities, and a Site Development Permit for environmentally sensitive lands (ESL), to extend the use for an additional 10 years (2018) for a concrete/asphalt batch plant from the original 25 years allowed (to 2007). The amendment also includes modifications to the project boundaries. The 39.40 -acre site is located at **387 Hollister Street** within the Otay Mesa-Nestor Community Plan. Addendum to Mitigated Negative Declaration No. 81-09-27. Report No. 08-072.

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-13: **MIRA SORRENTO CPA INITIATION – PROJECT NO. 159481**
City Council District: 5; Plan Area: Mira Mesa

Staff: Daniel Monroe

Initiation of an amendment to the General Plan and the Mira Mesa Community Plan. The property is approximately 14 acres and is located at Mira Sorrento Place near the intersection of Mira Mesa Boulevard and Vista Sorrento Parkway in the Mira Mesa Community Planning area.

The property is currently designated both Open Space and Industrial Park by the Mira Mesa Community Plan. The proposed amendment would designate the entire property Industrial Park. No environmental document; the initiation is exempt from CEQA. Report No. PC-08-102

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-14: **T-MOBILE THE POINTE – PROJECT NO. 140500**
City Council District: 2; Plan Area: Uptown

Staff: Simon Tse

Conditional Use Permit for a wireless communication facility consisting of twelve (12) antennas inside two fully enclosed rooftop cupolas designed to integrate with the existing building located at **836 West Pennsylvania Ave** in the Mid City Community Planned District MR-1000 zone of the Uptown Community Planning area. The associated equipment is located within the existing courtyard, inside an alcove, concealed behind a CMU wall. A Negative Declaration No. 140500 was prepared. Report No. PC-08-093

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-15: **SPRINT NEXTEL 939 COAST BLVD – PROJECT NO. 140684**
City Council District: 1; Plan Area: La Jolla

Staff: Simon Tse

Conditional Use Permit for a wireless communication facility consisting of two (2) antennas concealed inside the rooftop stairwell and two (2) antennas concealed within a penthouse for a total of four (4) antennas located at **939 Coast Boulevard** in the La Jolla Planned District - 5 zone of the La Jolla Community Planning Area. The associated equipment will be located inside an existing penthouse. Exempt from Environmental. Report No. PC-08-092

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve