

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 18, 2008
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Trailed from August 7, 2008, September 4, 2008 and September 11, 2008:*

*** QUARRY FALLS – PROJECT NO. 49068**

City Council District: 7; Plan Area: Mission Valley

Staff: Jeannette Temple

Mission Valley Community/General Plan Amendment, Specific Plan, Site Development Permit, Master Planned Development Permit, Vesting Tentative Map and Conditional Use Permit (Process 5) to amend Conditional Use Permit No. 82-0315 and 5073 on a total of 230.5-acres within the Mission Valley and Serra Mesa Community Plan areas. Rezoning would occur from RS-1-7, MVPD-MV-M and MVPD-MV-M/SP to the proposed OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones and would include the phased redevelopment of a mining, extraction and processing use to land uses and development consistent with the Quarry Falls Specific Plan, including a maximum of 4,780 residential units; 603,000 square feet of commercial retail and 620,000 square feet of commercial office. The property site is located on the north side of Friars Road between I-805 and Mission Center Road and south of Phyllis Place. Environmental Impact Report No 49068. PC-08-064

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-7: *** ACADEMY OF OUR LADY OF PEACE – PROJECT NO. 130619**

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

Staff: Michelle Sokolowski

Planned Development Permit, Site Development Permit, Conditional Use Permit and Neighborhood Development Permit to amend CUP/RPO #92-0769 to expand and modify the existing Academy of Our Lady of Peace high school by permitting: enrollment of no more than 750 students; demolition of three single-family structures (2544 Collier Ave., 2746 Copley Ave., and 4910 Uvada Pl.); construction of a two-story classroom building; construction of a two-level parking structure; landscape renovations; associated deviations from the development regulations to implement the proposed development; tandem parking; and other improvements, on a 23.28-acre site located at **4860 Oregon Street** in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area. An Environmental Impact Report has been prepared for this project. Report No. PC-08-098

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: **CHABAD EDUCATIONAL CAMPUS SUBSTANTIAL CONFORMANCE REVIEW – PROJECT NO. 123607**

City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Cherlyn Cac

Substantial Conformance Review with Conditional Use Permit Number 133-PC Amendment and a Waiver from the General Inclusionary Affordable Housing Requirements for the Chabad Educational Campus. Specifically Conditional Use Permit Number 133-PC Amendment requires “Prior to issuance of any building permit on any phase of development as shown by number on approved Exhibit ‘A’, a plot plan for the entire phase shall be submitted to the Planning Commission for approval.” The 26.98 acre property is located at **10785 Pomerado Road** in the RS-1-8 Zone with the Scripps Miramar Ranch Community Planning Area. Exempt from Environmental. Report No. PC-08-076.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATIONS:

1. Recommend that the City Council determine whether the Chabad Educational Campus is or is not in substantial conformance with Conditional Use Permit Number 133-PC as amended; and
2. Recommend that the City Council approve the Waiver from the provisions of the General Inclusionary Affordable Housing Requirements if the applicant’s findings can be substantiated.

ITEM-9: **SAN DIEGO COMMUNITY TREATMENT CENTER**

City Council District: 2; Plan Area: Downtown

Staff: Lucy Contreras

The San Diego Community Treatment Center is a non-medical narcotic and alcohol abuse (NA/AA) program available for parolees of the State of California Correctional system. The program is located within an existing 6,000 square foot facility for up to 42 residents located at **502 Tenth Avenue** in the East Village District of the Downtown Community Plan Area. The program originally received a CUP on December 5, 1989 (CUP 89-0524) and opened on March 11, 1991. The CUP was

renewed on March 31, 1995 (CUP 95-0072) for a five-year period to expire on March 31, 2000 and was renewed on March 3, 2000 (CUP 40-0111) for an additional five years and subsequently renewed on June 16, 2005 for an additional two years with the understanding that the facility was actively seeking to relocate to a location outside of the downtown area. It was envisioned that by the end of the two-year period (June 30, 2008) the center would have secured a new location and would no longer be operated at this site. The facility has not been able to find a suitable location to move into and is requesting an extension of CUP 40-0111 for an additional two year period. Exempt from Environmental. Report No. PC-08-111

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny

ITEM-10: **THE DINERSTEIN COMPANIES/ ALVARADO HOSPITAL -PTS 157028**
City Council District: 7; Plan Area: College Area

Staff: Maxx Stalheim

The proposed project is a request to initiate an amendment to the San Diego General Plan and the College Area Community Plan. The Community Plan Amendment Initiation seeks to re-designate approximately 9.9 acres from Institutional (Hospital and Related Medical Offices), to Very High Residential (75-110 Dwelling Units per Acre). The project site is located at **6599 Alvarado Road**, and the Community Plan Amendment Initiation is exempt from environmental review. Report No. PC-08-117.

TODAY'S ACTION IS:

Approve or deny the Initiation.

DEPARTMENT RECOMMENDATION:

Approve the Initiation

ITEM-11: **VERIZON-KENSINGTON-PTS 136385**
City Council District: 3; Plan Area: Normal Heights

Staff: Karen Lynch-Ashcraft

Conditional Use Permit and Planned Development Permit for a wireless communication facility consisting of an existing 55 foot high wooden utility pole supporting nine panel antennas that was previously approved under CUP 96-0656, which expired on 7/17/07. The pole is located on the east side of Bonnie Court, north of Adams Avenue. The associated equipment is located in a 312 square foot room attached to the garage at **4718 Bonnie Court**. This project is located in the RS-1-7

zone in the Normal Heights Community Planning area. Exempt from CEQA. Report No. PC-08-118

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **7827 STALMER STREET TENTATIVE MAP -PTS 104906**

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Derrick Johnson

Tentative Map to convert 20 existing residential units to condominiums on a 0.79-acre site at **7827 Stalmer Street** in the RM-2-5 Zone, the Clairemont Mesa Height Limit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the Clairemont Mesa Community Plan. Council District 6.. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k) as "Existing Facilities." Report No. PC-08-122

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **3918 MISSISSIPPI TENTATIVE MAP-PTS 95317**

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

Staff: Derrick Johnson

A Tentative Map to convert 8 existing residential units to condominiums and undergrounding overhead utilities on a 0.16-acre site located at **3918 Mississippi Street** in the MR-800B Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-123

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve