

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 2, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 September 18, 2008 and September 25, 2008:*

SAN DIEGO COMMUNITY TREATMENT CENTER

City Council District: 2; Plan Area: Downtown

CCDC 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-7: *Trailed from September 18, 2008 and September 25, 2008:*

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-8: *Trailed from September 18, 2008 and September 25, 2008:*

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-9: *Trailed from September 18, 2008 and September 25, 2008:*

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

ITEM-10: *Trailed from September 25, 2008:*

CASA MIRA VIEW – PROJECT NO. 91647

City Council District: 5; Plan Area: Mira Mesa

Staff: John Fisher

Rezone to change the zone of the property from the RM-3-7 Zone to the RM-3-8 Zone, an Easement Vacation, Vesting Tentative Map, Planned Development Permit and Site Development Permit to allow the subdivision and development of 1,848 condominium dwelling units, three parking structures, recreation amenities, landscaping, and minor public improvements on a 41.31 acre site at **11195 Westview Parkway** on six parcels along the east side of Westview Parkway between Dauntless Street and Mira Mesa Boulevard in the Mira Mesa community. The project requires the certification of an Environmental Impact Report, adoption of Findings and Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program. Report No. PC-08-091

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-11: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 2008 and trailed September 25, 2008:*

*** T-MOBILE-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 6749**

City Council District: 1; Plan Area: Rancho Penasquitos

Staff: Karen Lynch-Ashcraft

An appeal of the Development Services Department decision to approve a Neighborhood Use Permit for a wireless communication facility consisting of a 35 foot high faux tree supporting twelve panel antennas on the sports field of Black Mountain Middle School. Cingular Wireless (PTS No. 10860) is also proposing twelve antennas on this tree. The associated equipment is proposed to be housed within a 460 square foot enclosure adjacent to the faux tree. The site is located at **9353 Oviedo Street** in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 6749. Report No. PC-08-110

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-12: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 2008 and trailed September 25, 2008:*

*** SPRINT NEXTEL-BLACK MOUNTAIN MIDDLE SCHOOL –
PROJECT NO. 16218**

City Council District: 1; Plan Area: Rancho Penasquitos

Staff: Karen Lynch-Ashcraft

An appeal of the Development Services Department decision to approve a Neighborhood Use Permit for a wireless communication facility consisting of the addition of twelve panel antennas onto an existing Verizon faux tree located on the sports field of Black Mountain Middle School. The associated equipment is proposed to be housed within a 240 square foot enclosure adjacent to the faux tree. The site is located at **9353 Oviedo Street** in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 16218. Report No. PC-08-110

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-13: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 2008 and trailed from September 25, 2008:*

*** AT&T (CINGULAR)-BLACK MOUNTAIN MIDDLE SCHOOL –
PROJECT NO. 10860**

City Council District: 1; Plan Area: Rancho Penasquitos

Staff: Karen Lynch-Ashcraft

An appeal of the Development Services Department decision to approve a Neighborhood Use Permit for a wireless communication facility consisting of the addition of twelve panel antennas on to a proposed T-Mobile faux tree (PTS No. 6749 located on the sports field of Black Mountain Middle School. The associated equipment is proposed to be housed within a 460 square foot enclosure adjacent to the faux tree. The site is located at **9353 Oviedo Street** in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 10860. Report No. PC-08-110

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-14: *Appeal of Development Services Department Decision from June 2008 and trailed from September 25, 2008:*

BLUEFOOT BAR & LOUNGE – PROJECT NO. 143884

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

Staff: Renee Mezo

An appeal of staffs' approval for a Neighborhood Use Permit (Process 2) to reinstate previously-conforming rights for the operation of the Bluefoot Bar & Lounge, and the addition of an approximately 315-square-foot sidewalk café to an existing bar on a 0.23-acre site located at **3404 30th Street** in the CN-1-2 Zone, the FAA Part 77 Overlay Zone and the North Park Redevelopment Project Area, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-112

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-15: *Continued from June 5, 2008, July 10, 2008 and trailed from September 25, 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, a Street Vacation 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-16: *Continued from September 4, 2008 and trailed from September 25, 2008:*

***LIBERATORE RESIDENCE – PROJECT NO. 113555**

City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Neighborhood Use Permit (NUP), Site Development Permit (SDP), and Variance (VAR) for the construction of a new 1,340 square-foot, two story structure consisting of a 688- square-foot Guest-Quarters above a 652-square-foot, two-car garage on a 5,836 square-foot site with an existing 1,567 square-foot single family residence, and to allow for a variance from the underlying RS 1-7 zone requirements to allow for street access. The project site is located at **3371 Valemont Street**, in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, within the Roseville Heights neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan. Negative Declaration No. 113555. Report No. PC-08-106.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-17: *Trailed from September 25, 2008:*

4711 BIONA DRIVE TM – PROJECT NO. 78145

City Council District: 3; Plan Area: Kensington-Talmadge

Staff: Paul Godwin

Tentative map to convert 6 existing residential units to condominiums including a waiver of the requirement to underground the existing overhead utilities on a 0.25-acre-site located at **4711-4721 Biona Drive** in the RS-1-7 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of Mid City Communities Plan Area. Exempt from Environmental. Report No. PC-08-113

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-18: *Appeal of Development Services Department:*

***NOLEN RESIDENCE – PROJECT NO. 145713**

City Council District: 2; Plan Area: Ocean Beach

Staff: Patrick Hooper

Coastal Development Permit to demolish an existing single family structure and develop the 7,000 square foot lot with two new detached dwelling units located at 4677 Niagara Avenue, including a 2,376 square foot unit and a 2,813 square foot unit in the RM-1-1 Zone within the Ocean Beach Community Plan area. MND No. 145713 was prepared for the project pursuant to CEQA Guidelines and includes a Mitigation, Monitoring and Reporting Program (MMRP) for potential impacts to Historical (Archeological) resources. Report No. PC-08-128

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the project

ITEM-19: ***KRETOWICZ RESIDENCE – PROJECT NO. 138513**

City Council District: 4; Plan Area: La Jolla

Staff: Jeff Peterson

Site Development Permit (SDP) to amend SDP No. 108967 for development on a premise containing sensitive coastal bluffs and for encroachments established and maintained in the public right-of-way; and a Neighborhood Use Permit (NUP) for a proposed Guest Quarters in the existing structure within the public right-of-way. The project requires the processing of an amendment to Coastal Commission's Coastal Development Permit (CDP) No. A-133-79/F6760; which will be processed through the Coastal Commission once the City's action is done. The project proposes an addition and remodel of an existing single-family residence on a 22,725 square foot site, which includes the improvements and additions that were constructed without obtaining an amendment to the original Coastal Commission Permit and/or obtaining building and public improvement permits pursuant to Neighborhood Code Compliance Department (NCCD) Case No. NC40952. The proposed project will conform to Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The property is located at **7957 Princess Street** in the RS-1-7 and SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Negative Declaration No. 138513. Report No. PC-08-120

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny

ITEM-20: **PROMENADE @ RIO VISTA TENTATIVE MAP– PROJECT NO. 105158**
City Council District: 6; Plan Area: Mission Valley

Staff: Jeannette Temple

Tentative Map to convert 970 residential units to condominiums and create 17 commercial condominium units on a 15.67 acre site. The property addresses include **8405-8715 Rio San Diego Drive, 8555 Station Village Lane, 2185-2195 Station Village Way and 2173 Camino Del Este** in the MV-M/SP Zone of Mission Valley Planned District within the Mission Valley Community Plan area.
Report No. PC-08-103

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve