

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 9, 2008  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Continued from June 5, 2008, July 10, 2008, trailed from September 25, 2008 and October 2, 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-7: *Continued from September 4, 2008 and trailed from September 25, 2008 and October 2, 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-8: *Appeal of Development Services Department and trailed from October 2, 2008:*

**\*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-9: *Trailed from October 2, 2008:*

**\*KRETOWICZ RESIDENCE – PROJECT NO. 138513**

City Council District: 1; 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-10: *Trailed from September 18, 2008, September 25, 2008 and October 2, 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-11: *Trailed from September 18, 2008, September 25, 2008, and continued from October 2, 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-12: *Trailed from September 25, 2008 and continued from October 2, 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-13: *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-14: *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-15: *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-16: *Continued from September 4, 2008:*

**\*PETRIE RESIDENCE – PROJECT NO. 18262**

City Council District: 2; Plan Area: Uptown

Staff: Michelle Sokolowski

Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Public Right-of-Way Vacation, and Tentative Map to create 2 parcels from one existing 0.63-acre site, construct one new residence and an addition to an existing residence at **3520 Dove Court**, and a Public Right-of-Way Vacation to vacate a portion of Walnut Avenue and Eagle Street within the Uptown Community Plan area. Negative Declaration. Report No. PC-08-074

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-17: *Continued from June 28, August 9, and September 20, 2007,  
Continued from May 8, 2008 and July 10, 2008 and September 11, 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-07-079

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Deny the project

ITEM-18: *Continued from September 18, 2008:*

**\* 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-19: *Continued from September 18, 2008:*

**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 and 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-20: *Continued from October 2, 2008:*

**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

ITEM- 21: **ARCHSTONE MISSION GORGE – PROJECT NO. 142570**

City Council District: 7; Plan Area: Navajo

Staff: Jeff Peterson

General Plan and Land Use Plan Amendment (Navajo Community Plan) and Rezone to remove the site from the Mobile Home Park Overlay Zone; a Site Development Permit for deviations from the applicable development regulations, for development on a premise containing environmentally sensitive lands (ESL), and for discontinuance of the mobile home park within the Mobile Home Park Overlay Zone; Easement Abandonment; and a Vesting Tentative Map to demolish an existing 119 unit mobile home park and construct a 444 unit residential condominium (for rent) complex on a 10.2 acre site. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent of the units on-site for households with an income at or below 65 percent Area Median Income (AMI) for rental units. However, the applicant proposes to set aside a minimum of 20 percent of the units on-site for affordable housing. The project site is located at **6850 Mission Gorge Road** in the RM-3-7 Zone within the Navajo Community Planning Area, Community Plan Implementation Overlay Zone (CPIOZ) Area B, Mobile Home Overlay Zone, Federal Aviation Administration (FAA) Part 77 Noticing Area for Montgomery Field, and Council District 7. Report No. PC-08-084

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM- 22: **EMERALD STREET – PROJECT NO. 25879**  
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Emerald Street Tentative Map - a TM to convert an existing three-story, 48 residential dwelling unit apartment complex to residential condominiums with a request for a waiver of the requirement to underground over head utilities on a 0.789 acre property. The project site is located at **4655 Lamont Street, 1918 and 1930 Emerald Street**, RM-2-5 Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. The project was determined to be categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15301 - Existing Facilities. Report No. PC-08-130

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve