

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., OCTOBER 23, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF MINUTES FOR SEPTEMBER 4, 2008**

ITEM-7: *Continued from September 4, 2008, trailed from September 25, 2008, October 2, 2008, October 9, 2008 and October 16, 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: *Trailed from October 16, 2008:*

***MOUZAS RESIDENCE – PROJECT NO. 134353**

City Council District: 2; Plan Area: Peninsula

Staff: Pete Lynch

The Mouzas Residences is a Process 2 Coastal Development Permit to demolish an existing one-story single dwelling unit and construct two new two-story single dwelling units on a single lot. The project site is 7,000 square feet in size and is located at **4594 Point Loma Avenue**, in the RM-1-1 Zone and Coastal Zone of the Peninsula Community Plan. A Negative Declaration environmental document was prepared for the project. On August 20, 2008, an appeal was submitted by a concerned citizen. The appellant states over saturation of dwellings and parking as the purpose for the project appeal. Negative Declaration No. 134353. Report No. PC-08-126

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM- 9: *Trailed from October 16, 2008:*

**CONDOMINIUM CONVERSIONS – FORESTALLING IMPROVEMENTS –
PROJECT NO. 1193**

City Council District: All; Plan Area: Citywide

Staff: Dan Joyce

This is a request for a Planning Commission recommendation to the City Council for proposed amendments to Chapter 14, Article 4, Division 5, Condominium Conversion Regulations of the Land Development Code and the Local Coastal Program. The amendments would allow final map approval prior to completion of all required improvements. The proposal allows for specified improvements to be assured to the satisfaction of the City Engineer, provided that the improvements are made prior to the sale of the first condominium unit. This activity is covered under Addendum No. 100693, which is an addendum to Environmental Impact Report (EIR) No. 96-0333, and was completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and that said Addendum No. 100693 reflects the independent judgment of the City of San Diego as Lead Agency. Report No. PC-08-127

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Denial

ITEM- 10: *Continued from October 16, 2008:*

***PALLADIUM AT AERO – PROJECT NO. 148904**

City Council District: 6; Plan Area: Kearny Mesa

Staff: John Fisher

The project proposes a Rezone, General Plan and Kearny Mesa Community Plan Amendment, Public Right-of-way Vacation, Vesting Tentative Map and Site Development Permit to allow the development of 412 residential units and 5,190 square feet of commercial space on a 7.52 acre site at **8655 Aero Drive**. The site is located on the southwest corner of Aero Drive and Sandrock Place. A Mitigated Negative Declaration, Project No. 148904 has been prepared for the project and includes a Mitigation Monitoring and Reporting Program. Report No. PC-08-125

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-11: ***SCRIPPS GREEN HOSPITAL CAMPUS-PROJECT NO. 96361**

City Council District: 1; Plan Area: University City

Staff: Patricia Grabski

The 34.7-acre site is located east and west of North Torrey Pines Road at John Jay Hopkins Drive in the IP 1-1 zone; Coastal Overlay zone (Appealable); Community Plan Implementation Overlay zone - Type B; Airport Environs Overlay zone (Accident Potential Zone 2); Airport Influence Area (MCAS – Miramar); First Public Roadway; Parking Impact Overlay zone; Coastal Height Limitation Overlay zone, and is located within the University City Community Planning area.

The project proposal is to consolidate the existing hospital, scientific research and medical facilities located on the west side of North Torrey Pines Road approved and built under CUP No. 86-0262; CDP/HRP/PID No. 88-0244; CDP/CUP No. 92-0501 and CDP No. 92-0506; limit the number of hospital beds to 158 with the beds restricted to the west side of North Torrey Pines Road on Parcel 1 of Parcel Map 11723 per CUP No. 86-0262; construction of a new 125,007 square-foot four-level outpatient cancer treatment and research facility on Lot 4 of Map 12960; construction of a new 255,055 square-foot four-level employee only parking structure consisting of 797 parking spaces on Lot 8 of Map 12960; deviations to the Land Development Code (LDC), Landscape Regulations for Vehicular Use Area [VUA]; and deviations to PID Permit No. 88-0244 (La Jolla Pines Technology Centre Design Manual) to building coverage, setbacks and surface parking area. Mitigated Negative Declaration No. 96361. Report no. PC-08-115

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: ***SYCAMORE LANDFILL MASTER PLAN – PROJECT NO. 5617**

City Council District: 7; Plan Area: East Elliot

Staff: Jeannette Temple

Request is for a Community Plan/General Plan Amendment, Rezone from AR-1-2 and RS-1-8 to IH-2-1, Lot Consolidation Parcel Map, Easement and Street Vacations, Planned Development with deviations to development regulations and Site

Development Permit for Environmentally Sensitive Lands for the Sycamore Landfill Master Plan at **8514 Mast Boulevard** in the East Elliott Community Plan, Mission Trails Design District. The project would redesignate approximately 26 acres from Residential to Landfill uses for continued and future landfill operations and aggregate extraction and processing facility, and, to change the hours of operations to allow landfill activities twenty-four hours a day. Additional operational changes proposed at the Sycamore Landfill include an increase in the daily tonnage of waste received and the volume of traffic allowed on a daily basis. A proposed height increase would expand the site's capacity. The project would rezone the landfill site from AR-1-2 and RS-1-8 to IH-2-1, vacate both numbered and unnumbered easements, vacate and convey road easements acquired by Caltrans and a Planned Development Permit and Site Development Permit amending prior entitlements on the property. Report No. PC-08-063

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: ***PARK TERRACE – PROJECT NO. 147090**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Vesting Tentative Map and Site Development Permit to allow for the construction of a five-story, approximately 67,187-square-foot mixed-use building over two levels of underground parking, including 35 residential condominiums and an approximately 7,377-square-foot ground-floor commercial space. The applicant has also requested a waiver of the requirement to underground the existing overhead utilities. The vacant 0.48-acre project site is located at **4075 Park Boulevard**, at the southeast corner of Park Boulevard and Polk Avenue, in the CL-2 Zone of the Mid-City Communities Planned District, the Transit Area Overlay Zone and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area. Mitigated Negative Declaration No. 147090 has been prepared for this project. Report no. PC-08-136

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **1949 GRAND AVENUE TENTATIVE MAP – PROJECT NO. 96319**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

1949 Grand Avenue Tentative Map - a CDP and TM to convert an existing two-story, 4 residential dwelling unit apartment building with first floor commercial office into residential condominiums and create two commercial condominium units with a request for a waiver of the requirement to underground over head utilities on a 0.143 acre property. The project site is located at **1949 Grand Avenue**, CN-1-2 Zone, Coastal Overlay Zone (non-appealable) 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-08-133

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-15: **SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AMENDMENTS**
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Daniel Monroe

Amendments to the General Plan and the Scripps Miramar Ranch Community Plan to allow for additional public safety related facilities (i.e. fire and medical) to adequately serve existing and future development and to reclassify a portion of Scripps Ranch Boulevard from a four-lane major street to a two-lane collector street. Exempt from Environmental. Report no. PC-08-114

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval