

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MARCH 24, 2011

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 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 FROM FEBRUARY 17, 2011.**

ITEM – 7: *Appeal of Staff decision on December 17, 2010*

FLEISHER RESIDENCE – PROJECT NO. 218795

City Council District: 2

Plan Area: Pacific Beach

Staff: Diane Murbach

The Fleisher Residence project is an appeal of the Development Services Department staff decision on an application for a Coastal Development Permit to construct a new sustainable three story 2,226 square foot single family residence on a vacant lot located at 1056 Chalcedony Street. Construction includes a detached 400 square foot two car carport, a 66 square foot second story balcony, and a 338 square foot third story roof deck not included as gross floor area. The 0.07 acre project site is located in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14.

This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 1, 2010, and the opportunity to appeal that determination ended October 22, 2010. Report No. – PC-11-032

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Hearing Officer’s decision on February 9, 2011*

***MEHL RESIDENCE – PROJECT NO. 214566**

City Council District: 1

Plan Area: La Jolla

Staff: Morris Dye

The proposed project requires a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 4,369 square-foot, two-story single family residence on a 0.19-acre site at 5380 Calumet Avenue in the RS-1-7 Zone within the La Jolla Community Plan Area. A Negative Declaration has been prepared for the project. The project was approved by Hearing Officer on February 9, 2011. Report No. - PC-11-034.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: **T-MOBILE – FIRST CHURCH – PROJECT NO. 189227**
 City Council District: 3 Plan Area: City Heights

Staff: Alex Hempton

T-Mobile – First Church is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project will consist of the removal of existing T-Mobile antennas located on poles with antennas located inside a new 30-foot high obelisk tower with equipment associated with the antennas located within a new enclosure. A CUP is required because the WCF is located on a residentially zoned property with a non-residential use where the antennas are located less than 100 feet from the property line of a residential use. A PDP is required because the equipment enclosure, at 360 square feet, exceeds the 250 square feet permitted by the WCF Design Requirements. The PDP is required to deviate from these regulations. This project is located on the First Church of the Brethren property located at 3850 Westgate Place, Council District 3, in the RS-1-7 zone, within the Mid-City: City Heights community planning area. The project was determined to be exempt from CEQA, per section 15303 “New Construction or Conversion of Small Structures.” Report No. – PC-11-025

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 10: ***VERIZON WIRELESS NAVAJO GOLFCREST – PROJECT NO. 162690**
City Council District: 7 Plan Area: Navajo

Staff: Simon Tse

Verizon Wireless is proposing to modify an existing Wireless Communication Facility (WCF) at 7880 Golfcrest Drive. The project modification consists of a new emergency back-up generator concealed inside a new garage structure. In effort to improve the existing WCF, Verizon Wireless will be installing new landscaping and antenna socks. The project is located in the CN-1-2 zone within the Navajo community planning area. As proposed, the project requires a Site Development Permit and a Planned Development Permit. A Mitigated Negative Declaration No. 162690 has been prepared for this project. Report No. – PC-11-027

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 11: ***TIERRASANTA SINGLE FAMILY DWELLINGS – PROJECT NO. 219199**
City Council District: 7 Plan Area: Tierrasanta

Staff: Sandra Teasley

An amendment to Project No. 61500 and 89848 (Site Development Permit, Conditional Use Permit and Vesting Tentative Map) which permitted the construction of 61 residential units and four cell sites. The current amendment would allow modifications to previously approved landscape/brush management zones and conditions due to changes in project scope and the relocation of the proposed wireless communication facilities from one building to four of the units. Modifications to the project scope include a reduction in units from 61 to 41 (including 4 wireless communication facilities, the relocation of proposed cellular sites from one commercial building to four of the residential units and changes in product type from multi-family to single-family. The 6.86-acre site is located at 11445 Tierrasanta Boulevard within the Tierrasanta Community Planning area. Addendum to Mitigated Negative Declaration No. 61500. Report No. – PC-11-031

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.