

SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 28, 2007
CITY ADMINISTRATION BUILDING
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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**

NOTE: Items No. 6 thru No. 13 will be presented on one report. Report No. PC -07-079

ITEM-6: ***Appeal of the Hearing Officer decision on April 4, 2007:***

AMERICAN TOWERS- VERUS STREET – PROJECT NO.90455

City Council District: 8 Plan Area: Otay Mesa Nestor

Staff: Karen Lynch-Ashcraft

Appeal of the Hearing Officer decision to deny a Conditional Use Permit for a wireless communication facility consisting of an existing 90 foot high monopole and a 200 square foot equipment shelter, originally approved by CUP/CDP No. 94-0471, which expired on July 27, 2005. The facility is located at **2222 Verus Street** in the Otay Mesa Nestor Community Planning area. Exempt from environmental.
PC-07-079

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny appeal

ITEM-7: ***Appeal of the Hearing Officer decision on April 4, 2007:***

AMERICAN TOWER - YOLANDA AVENUE (PTS# 90475)

City Council District: 6 Plan Area: Kearny Mesa

Staff: Karen Lynch-Ashcraft

Appeal of the Hearing Officer decision to deny a Conditional Use Permit for a wireless communication facility consisting of an existing 200 square foot equipment shelter with panel antennas above the roof top, originally approved by CUP No. 94-0527, which expired on July 27, 2005. The facility is located at **9606 Yolanda Avenue** in the Kearny Mesa Community Planning area. Exempt from environmental.
PC-07-079

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Deny appeal and deny the project

ITEM-8: *Appeal of the Hearing Officer decision on April 4, 2007:*

AMERICAN TOWER – KEARNY VILLA ROAD – PROJECT NO. 90486

City Council District: 6 Plan Area: Kearny Mesa

Staff: Karen Lynch-Ashcraft

Appeal of the Hearing Officer decision to deny a Conditional Use Permit for a wireless communication facility consisting of an existing 120 foot high monopole and a 200 square foot equipment shelter, originally approved by CUP No. 94-0479, which expired on January 26, 2005. The facility is located at **5571 Kearny Villa Road** in the Kearny Mesa Community planning area. Exempt from environmental. PC-07-079

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Deny appeal and deny the project

ITEM-9: *Appeal of the Hearing Officer decision on April 4, 2007:*

AMERICAN TOWER – FEDERAL BOULEVARD – PROJECT NO. 91175

City Council District: 4 Plan Area: City Heights of the Mid Cities Community Planning area.

Staff: Karen Lynch-Ashcraft

Appeal of the Hearing Officer decision to deny a Conditional Use Permit for a wireless communication facility consisting of an existing 100 foot high monopole and a 450 square foot equipment shelter, originally approved by CUP No. 94-0627, which expired on February 2, 2005. The facility is located at **4586 Federal Boulevard** in the City Heights community of the Mid-Cities Community Planning area. Exempt from environmental. PC-07-079

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Deny appeal and deny the project

ITEM-10: *Appeal of the Hearing Officer decision on April 4, 2007:*

AMERICAN TOWER – MINI STORAGE - PROJECT NO. 107501

City Council District: 7 Plan Area: City Heights of the Mid Cities Community Planning area.

Staff: Karen Lynch-Ashcraft

Appeal of the Hearing Officer decision to deny a Conditional Use Permit for a wireless communication facility consisting of an existing 60 foot high monopole and a 190 square foot equipment shelter, originally approved by No. CUP94-0330-12, which expired on February 1, 2006. The facility is located at **1529 38th Street** in the City Heights community of the Mid-Cities Community Planning area. Exempt from environmental. PC-07-079

TODAY'S ACTION IS:

Process 3 Approve or deny the appeal and the project

DEPARTMENT RECOMMENDATION:

Deny appeal and deny the project

ITEM-11: **AMERICAN TOWER – 30TH PLACE - PROJECT NO. 92067**

City Council District: 8 Plan Area: Southeastern

Staff: Karen Lynch-Ashcraft

A Conditional Use Permit and Planned Development Permit for a wireless communication facility consisting of an existing 130 foot high monopole and a 500 square foot equipment shelter, originally approved by CUP No. 84-0469, which expired on November 20, 2004. The facility is located at **797 1/3 30th Place** in the Southeastern Communities Planning area. Exempt from environmental. PC-07-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny.

ITEM-12: **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. PC-07-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-13: **AMERICAN TOWER – MT. ADA – PROJECT NO. 91178**
City Council District: 6 Plan Area: Clairemont Mesa

Staff: Karen Lynch-Ashcraft

A Conditional Use Permit and Site Development Permit for a wireless communication facility consisting of an existing 145 foot high monopole and a 572 square foot equipment shelter, originally approved by Conditional Use Permit No. 83-0629, which expired on November 20, 2004. The facility is located at **6426 Mt. Ada Road** in the Clairemont Mesa Community Planning area. Exempt from environmental. PC -07-079

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to deny the project

ITEM-14: **¶1TH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT AND AMENDMENTS TO THE DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, MARINA PLANNED DISTRICT ORDINANCE, AND THE MITIGATION MONITORING AND REPORTING PROGRAM OF THE 2006 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN COMMUNITY PLAN, CENTRE CITY PLANNED DISTRICT ORDINANCE, AND REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT AREA.**

City Council District: 2 & 8; Plan Area: Downtown

Staff: Brad Richter

On February 28, 2006, the San Diego City Council adopted the Downtown Community Plan, Redevelopment Plan for the Centre City Redevelopment Project, and Centre City Planned District Ordinance (PDO), the framework for downtown land development. Staff proposes to amend these documents to make a variety of changes and to address other issues that have developed since plan adoption, including land use and other map changes, and adjustments to Floor Area Ratio (FAR) Bonus calculations. The Marina PDO is also planned to be amended to add the parking regulations adopted in the 2006 Centre City PDO. In addition, a revision to the Mitigation, Monitoring, and Reporting Program (MMRP) for archaeological resources is proposed. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area has been prepared analyzing any potential impacts associated with these proposed amendments. The Centre City Redevelopment Project Area includes approximately 1,500 acres of the metropolitan core of San Diego, bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest.

An Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area for the Downtown Community Plan will also be considered. PC-07-108

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-15: **SENIOR COMMUNITY CENTERS**
 CONDITIONAL USE PERMIT NO. 2007-22
 City Council District: 2; Plan Area: Centre City Planned District

Staff: Lucy Contreras and Brad Richter

A Conditional Use Permit No. 2007-22; to allow Senior Community Centers to locate a Social Service and Congregate Meal Facility for seniors at **1122 Broadway**. This proposal includes a request for an exemption from the ¼ mile separation requirement from other similar facilities. This requested exemption process is part of the proposed 2007 amendments to the Centre City Planned District Ordinance (PDO) currently being processed and any consideration/approval of the proposed CUP is dependent on this PDO amendment being approved. Exempt from environmental.
Report No. PC-07-107

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.