

SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., AUGUST 9, 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**
- ITEM-6: **APPROVAL OF THE MINUTES FOR AUGUST 2, 2007:**

ITEM-7: *Continued from April 5, 2007, April 26, 2007, May 31, 2007, and June 21, 2007:*

***SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**

City Council District: 6; Plan Area: Kearny Mesa

Staff: Jeannette Temple

Planned Development Permit and Vesting Tentative Map for two 5-story residential buildings containing 221 residential units and two 4-story residential buildings containing 379 residential units; with subterranean parking, three recreation centers, and a 2-acre park site on a 12.20 acre site located at **8773 Lightwave Avenue** between Kearny Villa Road and Paramount Drive in the CA Zone per the New Century Center Master Plan (currently CC-1-3) within the Kearny Mesa Community Plan. Addendum to Environmental Impact Report No. 99397. Report No. PC-07-058

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from June 7, 2007 and June 21, 2007:*

4530-36 51ST TENTATIVE MAP - PROJECT NO. 96694

City Council District: 3; Plan Area: Mid City Communities Plan Area

Staff: Renee Mezo

Tentative Map to convert 6 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.143-acre site. The property is located at **4530-36 51st Street** in the RM-1-1 Zone, the Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan and Council District 3. Exempt from environmental. Report No. PC-07-088

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from June 28, 2007:*

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-10: *Continued from June 28, 2007*

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: *Continued from June 28, 2007:*

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-12: *Continued from July 12, 2007:*

***NETTA TERRACE SUBDIVISION - PROJECT NO. 2250**

City Council District: 4 Plan Area: Southeastern San Diego Community Plan Area

Staff: Sandra Teasley

A Public Right-of-Way Vacation, Tentative Map, Planned Development Permit and a Site Development Permit to create seven (7) residential lots from one (1) existing lot, with deviations to the lot standards, hardscape requirements and for a wetland deviation. No development is proposed at this time. The vacant, 1.96-acre site is located on the north side of Cervantes Avenue, west of South 58th Street (both streets are unimproved) and south of Radio Court, in the SF-10000 Zone of the Southeastern San Diego Planned District in the Southeastern San Diego Community Plan. The decisions to approve, conditionally approve, modify or deny the above referenced project will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing. Mitigated Negative Declaration No. 2250. PC-07-085

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project

ITEM-13: *Continued from June 21, 2007 to be heard September 27, 2007;
Re-noticed*

***GARFIELD STARBUCKS - PROJECT NO. 84191**

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Leslie Goossens

Amendment to Planned Commercial Development Permit No. 48 and Planned Commercial Development Permit No. 30-048 1, and rescission of Planned Commercial Development Permit No. 30-048 2, Conditional Use Permit No. 454-PC and Conditional Use Permit No. 85-0628, to maintain an existing 15,300 square foot, single story office-retail center and to construct a 6,206 square foot building to include a 4,366 square foot shell retail space and a 1,840 square foot Starbucks Cafe with drive-up/drive through on a 2.4 acre site located on the southeast corner of Balboa Avenue and Clairemont Drive.

At the June 21, 2007 hearing, the project was continued (at the request of the Commissioners) to September 27, 2007 to allow time for the applicant to consider a redesign of the project. The applicant has opted to forgo the redesign and go back to Planning Commission with the project as originally submitted. Mitigated Negative Declaration No. 84191. Report No. PC -07-091

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: *Appeal of the Hearing Officers Decision:*

***HARTWELL RESIDENCE - PROJECT NO. 107139**

City Council District: 1; Plan Area: La Jolla

Staff: Edith Gutierrez

Appeal of a Coastal Development Permit for the construction of a 3,836 square foot, three-story, over basement single family residence on a 0.151 acre site located at **7024 Vista Del Mar Avenue** in the RS-1-7 Zone, La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone and Beach Parking Impact Overlay Zone. 84191. Negative Declaration No. 107139. Report No. PC-07-105

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the Appeal.

ITEM-15: **TASTE OF ITALY– PROJECT NO. 116364**
City Council District: 1; Plan Area: Torrey Hills

Staff: Leslie Goossens

Amendment to Planned Development Permit No. 2118 to allow the sale of distilled spirits for consumption at an existing restaurant located at **4653 Carmel Mountain Road, Suites 311 and 312**. Exempt from environmental. Report No. PC-07-098

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **THE SHOPS @ MISSION VALLEY – PROJECT NO. 132208**
City Council District: 6; Plan Area: Mission Valley

Staff: Jeannette Temple

Planned Development Permit to amend Comprehensive Sign Plan No. 98-0756, for the Mission Valley Mall, to remove one structure addressed as 1025 Camino De La Reina, from the Comprehensive Sign Plan and establish City-wide signage limits for same structure. The entire Mall site is located south of Camino de la Reina, north of Camino Del Rio, east of Mission Center Road and west of Camino Del Este in the MVPD-MV-CR Zone of Mission Valley Planned District within the Mission Valley Community Plan. Exempt from environmental. Report No. P- 07-102

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **JIFFY LUBE– PROJECT NO. 108768**
City Council District: 8; Plan Area: Southeastern San Diego Community Plan

Staff: Vena Lewis

Conditional Use Permit/Site Development Permit/Planned Development Permit; amending Site Development Permit No. 9200/Planned Development Permit No. 9201, for modification to Building “C”. The modification will include a one story, over basement, 2,707 square foot automobile lubrication service station; three, one-story retail/restaurant spaces totaling 3,623 square feet; and deviations that would allow one offsetting plane where three are required along the east elevation and along the south side, five offsetting planes where seven are required. The site is located at **2828 National Avenue** within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-07-109

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **2660 MISSION BOULEVARD TENTATIVE MAP – PROJECT NO. 92959**
City Council District: 2; Plan Area: Mission Beach Precise Plan

Staff: Helene Deisher

Tentative map to convert eight existing residential units to condominiums and waive the requirement to underground existing utilities on a 0.102 acre site at **2660 Mission Boulevard** in the Mission Beach Precise Plan area. Exempt from environmental. Report No. PC-07-113

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **2629 B STREET TENTATIVE MAP – PROJECT NO. 96513**
City Council District: 8; Plan Area: Greater Golden Hill

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.16acre site. The property is located at **2629 B Street** in the GH-1500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan. Exempt from environmental. Report No. PC-07-114

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.