

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., DECEMBER 13 2007  
CITY ADMINISTRATION BUILDING  
COMMITTEE ROOM  
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.*

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4<sup>th</sup> floor, San Diego, CA 92101; **Email address:** [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

*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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor, next to the Council Chambers from 12:30pm to 1:30 pm.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**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: *Appeal of a Hearing Officer Decision from September 12, 2007:*

**AMERICAN TOWER/MISSION VALLEY (DIABLO)  
PROJECT NO. 123937**

City Council District: 6 Plan Area: Mission Valley

Staff: Alex Hempton

This project is an appeal of the hearing officer's September 12, 2007 decision to consider an application for a Wireless Communications Facility, consisting of an existing 176'-6" steel lattice tower supporting panel, microwave, and omni antennas. The tower was originally approved under Conditional Use Permit 96-0118, which is now expired. Associated existing ground equipment cabinets/shelters are located at the base of the tower. This facility is located at **9060 Friars Road**, at the top of the hill above the intersection of Friars Rd. and Interstate 805 within the Mission Valley Community Plan area. Exempt from environmental. Report No. PC-07-167

**TODAY'S ACTION IS:**

Process 3; Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-7: *Appeal of a Hearing Officer Decision from September 12, 2007:*

**AMERICAN TOWER/BORDER - PROJECT NO. 90476**

City Council District: 8 Plan Area: San Ysidro

Staff: Karen Lynch-Ashcraft

This project is an appeal of the hearing officer's September 12, 2007 decision to consider an application for a wireless communication facility consisting of an existing 90 foot high monopole with two associated equipment shelters located at the base of the pole, originally approved by CUP No. 94-0548, which expired on October 3, 2005. The facility is located at **4350 Otay Mesa Road** between Beyer Boulevard and Masterson Lane. Exempt from environmental. Report No. PC-07-166

**TODAY'S ACTION IS:**

Process 3; Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-8: *This item was continued from December 6, 2007:*

**4354 52<sup>ND</sup> STREET TENTATIVE MAP - PROJECT NO. 89438**

City Council District: 2 Plan Area: Peninsula

Staff: Michelle Sokolowski

Tentative Map to convert 16 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.445 acre site located at **4354 52nd Street** in the CT-2-3 Zone of the Central Urbanized Planned District, within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from Environmental. Report No. PC-07-171

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-9: *Continued from April 5, April 26, May 31, June 21, Sept. 6, Oct. 11, and December 6, 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 one 5-story residential building containing 129 residential units and two 4-story residential buildings containing 379 residential units; subterranean parking, two recreation centers, and a 2-acre park site on a 12.49 acre site located at **8773-8827 Lightwave Avenue and 8770-8786 Spectrum Center Boulevard**. The project will also include a Building Restricted Easement recorded over a 0.69 acre, unencumbered area on portions of Parcel 6 and portions of Parcel 7, of Parcel Map No. 18972. The project site is located 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 area. Addendum to Environmental Impact Report No. 99397. Report No. PC-07-058

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Written recommendation will be provided to the commission at the hearing.

ITEM-10: **NACIONAL HAUS - PROJECT NO. 125186**  
 City Council District: 8 Plan Area: Barrio Logan

Staff: Diane Murbach

Coastal Development Permit, Site Development Permit, and Vesting Tentative Map to waive the requirement to underground a portion of the existing overhead utilities. The project proposes to demolish the existing structures and construct a four story building with 17 residential units and 6 commercial units. The 0.323 acre site is located at **1701 National Avenue** in the non-appealable Coastal Overlay Zone, Residential Tandem-Transit and Parking Impact Overlay Zones, the Redevelopment Subdistrict of the Barrio Logan Planned District, the Barrio Logan/Harbor 101 Community Plan, and within Council District 8. The project was reviewed in the Affordable Housing Expedite Program and will provide three of the units as affordable residential units in accordance with the Inclusionary Housing Ordinance and the Coastal Zone Density Bonus regulations. Mitigated Negative Declaration No. 125186. Report No. PC-07-168

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-11: *It is anticipated that this project will be continued to January 10, 2008:*

**4631 KANSAS TENTATIVE MAP – PROJECT NO. 83546**  
 City Council District: 3 Plan Area: Greater North Park Community Plan

Staff: Derrick Johnson

Tentative Map for the conversion of seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site is located at **4631 Kansas Street**, in the MR-1500 Zone of the Mid-City Communities Planned District, and the Transit Area Overlay Zone, within the Greater North Park Community Plan Area. Exemption from Environmental.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM--12:     **ARC TRAINING CENTER - PROJECT NO. 122476**  
City Council District: 8 Plan Area: Southeastern San Diego

Staff:             Helene Deisher

Conditional Use Permit, Planned Development Permit to construct a two story, 16,300 square foot training facility for adults and associated office space on portions of a 4.39-acre site located at **3030 Market Street** between 30<sup>th</sup> Street and 31 Street within the Southeastern San Diego Community Plan area. Exemption from Environmental. Report No. PC-07-160

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM--13:     **3684 42<sup>nd</sup> STREET TENTATIVE MAP – PROJECT NO. 95616**  
City Council District: 2 Plan Area: City Heights

Staff:             Derrick Johnson

Tentative Map for the conversion of seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.12-acre project site is located at **3684 42nd Street** on the west side of 42<sup>nd</sup> Street between Landis Street and Dwight Street, within the RS-1-7 Zone of the Central Urbanized Planned District, within the Mid-City Communities Plan area. Exemption from Environmental. Report No. PC-07-173

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM--14: **MONACO - PROJECT NO. 2006-14**  
 City Council District: 2 Plan Area: Centre City Planned District

Staff: Sachin Kalbag

The Monaco Project is located on a 20,070 square-foot site on the north side of Broadway between Eighth and Ninth avenues in the East Village Redevelopment District. The project includes 310 units in a 41-story tower (435 feet tall) including four levels of retail space and 500 parking stalls in seven levels of below-grade parking. The development will be providing 10 percent of the Base FAR of 12.0, or 23 units, in affordable condominium units in order to receive the 35 percent Affordable Density Bonus. The State's Density Bonus Law allows one deviation from the development regulations by right. The developer is asking for an additional deviation for relief to the setback required per the 1992 Planned District Ordinance (PDO), and therefore the project will require approval of a SDP from the Planning Commission. Exempt from Environmental. Report No. PC-07-157

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM--15: **BLACK MOUNTAIN RANCH SUBAREA PLAN AMENDMENT**  
**INITIATION – PROJECT NO. 139651**  
 City Council District: 2 Plan Area: Black Mountain Ranch

Staff: Jennifer Cordeau

Initiate an amendment to the Black Mountain Ranch Subarea Plan and the Progress Guide and General Plan to reconfigure street patterns and make adjustments to land use in the North Village, convert a golf course to permanent open space and allow senior housing on a site currently designated for a resort hotel, and make minor changes to the Subarea Plan to reflect actual numbers of units or square footage of development built/approved located in the north, central, and east portions of the Black Mountain Ranch community. Exempt from Environmental. Report No. PC-07-161

**TODAY'S ACTION IS:**

Approve or deny the initiation

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

ITEM--16: LOS VIENTOS – PROJECT NO. 140158  
City Council District: 8 Plan Area: Barrio Logan/Harbor 101

Staff: Farah Mahzari

Planned Development Permit, Coastal Development Permit, and Site Development Permit to Amend the Mitigation, Monitoring, and Reporting Program (MMRP) of previously certified MND No. 103439. Los Vientos project located at **1629 and 1668 National Avenue** south of 16<sup>th</sup> Street. Addendum to the Mitigated Negative Declaration No. 103439. Report No. PC-07-174

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project