

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 24, 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.

*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, 4th floor, San Diego, CA 92101; **Email address:** 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 12th 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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-7: *Continued from June 28, August 9, and September 20, 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. Report No. PC-07-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-8: ***SDSU FRATERNITY HOUSE - PROJECT NO. 122509**

City Council District: 7; Plan Area: College

Staff: Paul Godwin

Conditional Use Permit and Planned Development Permit to allow the construction of a new approximately 13,757-square-foot, four-story fraternity house with 16 bedrooms and 13 below-grade parking spaces on a .017-acre vacant project site. The project would include a deviation to allow a reduced front yard setback to meet the current building fire access requirements and would also include the installation of new and replacement water lines in and around the project site, which is located at **5565 Lindo Paseo**, in the RM-3-9 Zone, the College Redevelopment Project area and Campus Parking Impact Zone. Mitigated Negative Declaration No. 122509. Report No. PC-08-004

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: ***RANCHO VALLEY FARMS – PROJECT NO. 92076**
City Council District: 1, Plan Area: Subarea II

Staff: **John Fisher**

Vesting Tentative Map, Planned Development Permit, Site Development Permit, Coastal Development Permit and Neighborhood Use Permit to subdivide and develop ten single family lots with ten single family homes each with the option of including a guest quarters, one lot dedicated in fee to the City of San Diego for open space and one lot for a private drive to be owned by the home owners association. The 41.83 acre site is located between **El Camino Real and Old El Camino Real, south of San Dieguito Road** in the AR-1-1 zone in North City Future Urbanizing Area Subarea II in Council District 1. A Mitigated Negative Declaration has been prepared for these actions. Mitigated Negative Declaration No. 5029. Report No. PC-08-003

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-10: **4545 GEORGIA TENTATIVE MAP - PROJECT NO. 90780**
City Council District: 3 Plan Area: Greater North Park

Staff: Cherlyn Cac

Tentative Map to convert nineteen existing residential units into condominiums and to waive the requirement to underground existing overhead utilities. The 0.44 acre site is located **4545 Georgia Street**, between Madison Avenue and Monroe Avenue, in the MR-2500 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-08-006

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-11: **MONTEZUMA COURT –COMMUNITY PLAN AMENDMENT
INITIATION - PROJECT NO. 142082**
City Council District: 7, Plan Area: College

Staff: Melisa Tintocalis

The proposed amendment would redesignate two adjoining parcels, each approximately 5,300 square feet (0.12 acre), from Low-Medium Residential with a maximum of 75 dwelling units per acre. Exempt from Environmental.
PC-08-012

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.