

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., APRIL 3, 2008
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 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 FEBRUARY 14, 2008 AND FEBRUARY 21, 2008:

ITEM-7: *Continued from June 28, August 9, September 20, 2007 and January 24, 2008, Trailed from March 20, 2008:*

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: *Continued from March 13, 2008, Trailed from March 20, 2008:*

SUNRISE SENIOR LIVING– PROJECT NO. 132808

City Council District: 5; Plan Area: Sabre Springs

Staff: Helene Deisher

A Planned Development Permit to amend Planned Development Permit No. 95020 and a Conditional Use Permit to construct an approximately 70,000 square foot, 83-room residential care facility that would provide approximately 100 beds and underground parking. The vacant 2.38-acre site is located at **12515 Springhurst Drive** on the southeastern corner of Poway Road and Springhurst Drive, within the Sabre Springs Community Plan area. Mitigated Negative Declaration No.132808. Report No. PC-08-025

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: *Continued from March 13, 2008, Trailed from March 20, 2008:*

1610 UPAS STREET MAP WAIVER– PROJECT NO. 128321

City Council District: 3; Plan Area: Uptown

Staff: Derrick Johnson

Site Development Permit and a Map Waiver to waive the requirements of a Tentative Map for the conversion of four existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, and to maintain three-off street parking spaces where the San Diego Municipal Code requires four-off street parking spaces on a 0.22-acre site located at **1610-1614 Upas Street** on the north side of Upas Street between Herbert Street and Park Boulevard, in the RS-1-7 Zone, the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone, within the Uptown Community Plan Area. Exempt from Environmental. Report No. PC-08-038

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: *Trailed from March 20, 2008:*

STEBBINS RESIDENCE– PROJECT NO. 51076

City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar/Presented by Patrick Hooper

Coastal Development Permit (CDP); Site Development Permit (SDP) and Variance (VAR) for the demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence with a 361 square-foot attached carport on a 2,500 square-foot site. The project is requesting a deviation from the regulations for Special Flood Hazard Areas, to permit development of the residential structure at one foot above the Base Flood Elevation where two (2) feet above the Base Flood Elevation is required. The project is also requesting a Variance to allow a carport within the front yard setback and to reallocate a portion of the gross floor area normally required for parking to be used as habitable space. The property is located at **5166 West Point Loma Boulevard** in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP). Mitigated Negative Declaration No. 51076. Report No. PC-08-034

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

No Recommendation

ITEM-11: *Trailed from March 20, 2008:*

HYATT STREET TENTATIVE MAP– PROJECT NO. 96587

City Council District: 6; Plan Area: Linda Vista

Staff: Jeannette Temple

Tentative Map to convert six existing residential units to condominiums and a request to waive undergrounding of existing overhead utilities. The project is located at **7464 Hyatt Street** on a 0.44 acre site within the Linda Vista Community Plan area. Exempt from Environmental. Report No. PC-08-028

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: *Trailed from March 20, 2008:*

3540 MISSION BLVD TENTATIVE MAP– PROJECT NO. 93931

City Council District: 2; Plan Area: Mission Beach

Staff: Helene Deisher

Tentative Map to convert eight existing residential units to condominiums and a request to waive the requirement to underground existing utilities. The 0.14 acre project site is located at **3540 Mission Boulevard** in the R-S zone of the Mission Beach Planned district within the Mission Beach Precise Plan area. Exempt from Environmental. Report No. PC-08-037

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: *Appeal of the Hearing Officer decision of January 9, 2008
Continued from March 6, 2008 & March 13, 2008:*

5115 63rd STREET TENTATIVE MAP-PROJECT NO. 122152

City Council District: 7; Plan Area: College

Staff: Edith Gutierrez

Map Waiver and Waiver of Undergrounding for the subdivision of a 0.35 acre site to two parcels with an existing single family residence. The site is located at **5115 63rd Street** in the RS-1-7 Zone and the Parking Impact Overlay Zone within the College Area Community Plan. Exempt from Environmental. Report No.PC-08-024

TODAY'S ACTION IS:

Process 3; Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-14: *Continued from March 6, 2008:*

**AMENDMENT TO THE MID-CITY ORDINANCE-
COMMUNITIES PLANNED DISTRICT ORDINANCE (MCCPDO) FOR AN
INTERIM HEIGHT LIMITATION IN THE UPTOWN COMMUNITY**

City Council District: 2 & 3; Plan Area: Uptown

Staff: Marlon Pangilinan

Amendment to the Mid-City Communities Planned District Ordinance to establish an interim height limitation that would limit structures above a building height of 50 and 65 feet along specific portions of 5th Avenue, Robinson Avenue, University Avenue, and Washington Street north of Brookes Avenue within the CN-1A, CN-2A, and CV-1 zones and establish a Process 4 review for structures above a building height of 65 feet along specific portions of 4th Avenue, 5th Avenue, and 6th Avenue south of Brookes Avenue within the CN-1A, NP-1, CV-1, and MR-400 zones of the Uptown Community. These provisions of the proposed amendment would remain in effect until the adoption of the Uptown Community Plan Update (to commence in 2008) or 30 months from the adoption of this ordinance whichever occurs first. The proposed amendment would also allow the City Council to extend these provisions by a majority vote should the 30-month limitation expire prior to the adoption of the Uptown Community Plan Update for two 180-day periods in accordance with Process 5. Projects deemed complete prior to the adoption of this ordinance would be exempt from these provisions. Exempt from Environmental. Report No. PC-08-029

TODAY'S ACTION IS:

Process 5; Recommend Approve or deny

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-15: *Continued from March 13, 2008:*

BILLINGSLEY RESIDENCE – PROJECT NO. 62130

City Council District: 3; Plan Area: Uptown

Staff: Patrick Hooper

Vacate a portion of the public right-of-way on Goldfinch Street and a Neighborhood Development Permit for Environmentally Sensitive Lands to construct a 2,439 square-foot single family residence on a vacant 0.13-acre site at **4285 Goldfinch Street** in the RS-1-1 Zone within the Uptown Community Plan area. Mitigated Negative Declaration No. 62130. Report No. PC-08-035

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-16: *Continued from March 13, 2008:*

4052 32ND STREET TENTATIVE MAP- PROJECT NO. 139502

City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to create six (6) residential condominiums (under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4052 32nd Street** in the MR-1250B Zone of the Mid-City Communities Planned District, FAA Part 77 Overlay Zone, and the Transit Area Overlay Zone, within the Greater North Park Community Plan area. Exempt from Environmental. Report No. PC-08-032

TODAY'S ACTION IS:

Process 4; Approve or deny.

DEPARTMENT RECOMMENATION:

Approve

ITEM-17: SCRIPPS MERCY HOSPITAL-PROJECT NO. 94392
City Council District: 3; Plan Area: Uptown

Staff: Renee Mezo

An amendment to the Progress Guide, and General Plan, and the Uptown Community Plan, a Rezone, Public Right-of-Way Vacations, Public Right-of-Way Dedications, Easement Vacations, Easement Dedications, a Site Development Permit and a Conditional Use Permit amendment. The project generally includes the demolition of existing structures, the construction of a parking garage, surface parking lots, a sewer access road and central energy plant, and the expansion of the emergency department, including deviations from the development regulations at Scripps Mercy Hospital, on the general block bounded by Washington Avenue, 4th Avenue, 5th Avenue and 6th Avenue located at 4077 5th Avenue. The project site is located within the MR-800B and NP-1 Zones of the Mid-City Communities Planned District and within the RS-1-4 Zone and contains environmentally sensitive lands. The site is also located in the Airport Environs Overlay Zone, the FAA Notification Area for Lindbergh Field, and the Transit Area Overlay Zone within the Uptown Community Plan. Mitigated Negative Declaration No. 94392. Report No. PC-08-040

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENATION:

Recommend approval

ITEM-18: EMERALD STREET MIXED USE- PROJECT NO. 126601
City Council District: 2; Plan Area: Pacific Beach

Staff: Diane Murbach

Application for a Coastal Development Permit, Planned Development Permit, Neighborhood Development Permit, and Vesting Tentative Map. The project proposes the subdivision of a 0.143 acre site located at 743 Emerald Street for the construction of a new sustainable three story mixed use development with 4 residential and 1 commercial condominium units and a subterranean parking garage. The site is located in the CV-1-2 Zone, Appealable City Coastal Overlay Zone, Coastal Height Limit Overlay, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the Pacific Beach Community Plan and certified Local Coastal Program Land Use Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Mitigated Negative Declaration No.126601. Report No. PC-08-043.

TODAY'S ACTION IS:

Process 4; Approve or deny.

DEPARTMENT RECOMMENATION:

Approve

ITEM-19: **BAY VIEW PLAZA- PROJECT NO. 149101**
City Council District: 6; Plan Area: Clairemont Mesa

Staff: Farah Mahzari

Site Development Permit (SDP) and Planned Development Permit (PDP) to Amend SDP No. 9100 and SDP No. 179619 and Tentative Map to construct 74,870 square foot commercial center on a 4.43 acre site at the southeast corner of Clairemont Drive and Morena Boulevard in the CC-1-3 Zone within the Clairemont Mesa Community Plan. Mitigated Negative Declaration No. 5540 Report No. PC-08-042

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENATION:

Recommend approval