

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., APRIL 17, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from June 28, August 9, September 20, 2007 and January 24, 2008, Trailed from March 20, 2008, Continued from April 3, 2008, Trailed from April 10, 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-08-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM -7: *Appeal of the Hearing Officer decision of January 9, 2008
Continued from March 6, 2008, March 13, 2008 and April 3, 2008:*

5115 63rd STREET TENTATIVE MAP-PROJECT NO. 122152

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- 8: *Continued from March 6, 2008 and April 3, 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

ITEM-9: *Appeal of the Hearing Officer decision of January 9, 2008:*

PARADISE FOOD MART-PROJECT NO. 109652

City Council District: 4; Plan Area: Skyline-Paradise Hills

Staff: Cherlyn Cac

A Conditional Use Permit to sell beer and wine for off-site consumption in an existing grocery store at **7702 Paradise Valley Road** in the CC-1-3 zone within the Skyline-Paradise Hills Community area. Exempt from environmental.
Report No. PC-08-039

TODAY'S ACTION IS:

Process 4; Approve or deny the appeal

DEPARTMENT RECOMMENATION:

Deny the appeal

ITEM-10: **VALLEY RIDGE ESTATES-PROJECT NO. 97083**

City Council District: 1; Plan Area: Del Mar Mesa

Staff: Leslie Goossens

Vesting tentative map, planned development permit, site development permit and neighborhood use permit to create 10 custom home parcels with guest quarters, and 2 open space lots on a 19.61 acre site located on the north and south side of Del Mar Mesa Road, west of Little McGonigle Ranch Road, in the AR-1-1 Zone within the Del Mar Mesa Specific Plan. Master Environmental Impact Report No.95-0353. Report No. PC-08-046

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-11: **CHOLLAS ROAD RESIDENCE-PROJECT NO. 93443**

City Council District: 4; Plan Area: Mid City

Staff: Will Zounes

Planned Development Permit, Site Development Permit and Tentative Map for a subdivision to create five residential lots with a private drive and the development of five single family homes on individual lots. The 0.72 acre site is located at **2949 Chollas Road** in the RS-1-7 Zone of the Central Urbanized Planned District within the Eastern Area Neighborhood of Mid City Communities Plan Area. Negative Declaration. Report No. PC-08-033

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-12: **3517 6th AVE TENTATIVE MAP-PROJECT NO. 78880**
City Council District: 3; Plan Area: Uptown

Staff: Will Zounes

Tentative Map to convert 11 existing residential units to condominiums and to waive the requirements to underground existing overhead utilities on a 8,175 square-foot site located at **3517 6th Avenue** in the MR-800B Zone of Mid City Communities Planned District. Exempt from environmental. Report No. PC-08-048

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-13: **BAHIA VIEW CONDOMINIUMS- CENTRE CITY SITE
DEVELOPMENT 2007-27**
City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Bahia View Condominiums – consideration of Centre City Site Development Permit 2007-27 (SDP) for a proposed mixed use development on the south side of Market Street between 14th and 15th streets in the East Village District of the Downtown Community Plan area. The project consists of the construction of an 8- to 22-story (283-foot tall) building including 95 residential units, including six affordable units, ground floor retail space and 163 parking spaces. The project also involves the substantial modification of the two-story Tourist Hotel, designated Local Historical Resource No. 819, located at **1433 Market Street**. Under the 2006 Final Environment Impact Report (FEIR), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Since the project has been found to be in compliance with these planning documents, no further environmental review is required. Report No. PC-08-036

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve