

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 5, 2008
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: **TORREY BROOKE II – PROJECT NO. 2118**
City Council District: 1; Plan Area: Torrey Highlands Sub Area IV.

Staff: Derrick Johnson

The project proposes to rezone a 2.13-acre site from AR-1 -1 to RS-1-13, a Tentative Map to allow the subdivision of the 2.13-acre site into three lots for residential development (two residential lots and one open space lot), a Planned Development Permit to allow access to Lot Two (2) via a private driveway, and a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations. The proposed two single-family residences would be approximately 4,442-square-feet and 5,130-square-feet respectively. The vacant 2.13-acre site is located on the west side of the southerly extension of La Harina Court within the Torrey Highlands Subarea Plan IV and is currently zoned AR-1-1 is bordered roughly to the south by Adobe Bluffs Road, to the west, east, and north by single-family residences. Mitigated Negative Declaration No. 2118 was prepared for the project. Report No. PC-08-060

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-7: **499 SARATOGA TENTATIVE MAP- PROJECT NO. 89835**
City Council District: 2; Plan Area: Ocean Beach

Staff: Paul Godwin

Tentative Map and Coastal Development Permit to allow the conversion of 12 existing residential units into condominiums, including a waiver of the request to underground the existing overhead utilities, on a 0.24-acre site located at **4933 Saratoga Avenue**, in the RM-2-4 Zone, Ocean Beach Precise Plan, Airport Approach and Environs Overlay Zones, Coastal Overlay Zone (non appealable), Coastal Height Overlay Zone, Parking Impact Overlay Zone and the Ocean Beach Historic District, within the University Community Plan area. Exempt from Environmental. Report No. PC-08-069

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: **COSTA VERDE SOUTH – PROJECT NO. 71257**
 City Council District: 1; Plan Area: University

Staff: Paul Godwin

Tentative Map to allow the conversion 606 existing residential units into condominiums on an 8.60-acre site located at **8510-8550 Costa Verde Boulevard**, in the RS-1-14 Zone, within the University Community Plan area. Exempt from Environmental. Report No. PC-08-058

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-9: **COSTA VERDE NORTH – PROJECT NO. 71264**
 City Council District: 1; Plan Area: University

Staff: Paul Godwin

Tentative Map to allow the conversion 651 existing residential units into condominiums on a 9.17-acre site located at **8720-8950 Costa Verde Boulevard**, in the RS-1-14 Zone, within the University Community Plan area. Exempt from Environmental. Report No. PC-08-059

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: **VERIZON-MURPHY CANYON – PROJECT NO. 112854**
 City Council District: 6; Plan Area: Kearny Mesa

Staff: Alex Hempton

Verizon Murphy Canyon is an application for a Major Telecommunication Facility consisting of an existing 55-foot high monopole with antennas reaching a height of 65 feet. The facility may consist of a total of 30 directional cellular antennas, six omni-directional antennas, and two digital dish antennas. Equipment associated with the antennas is located within an existing adjacent office building. This project was previously permitted under Conditional Use Permit No. 96-0172 which has expired. A Planned Development Permit is required as a portion of the monopole and antennas encroach into the required setback. This facility is located at **9323 Chesapeake Drive**. Report No. PC-08-067

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-11: 6th UPDATE TO THE LAND DEVELOPMENT CODE
City Council District: All; Plan Area: City Wide

Staff: Amanda Lee

This is a request for a Planning Commission recommendation to the City Council on proposed amendments to the Land Development Code and the Local Coastal Program. The 6th Update project is part of the LDC code monitoring program directed by the City Council, and includes 51 issues divided into various categories including measurement, permit process, landscape, parking, signs, state law requirements, and minor corrections. The measurement issues would clarify how various things are defined or measured such as floor area ratio, height, and setbacks. The permit process amendments would improve the permit process for existing separately regulated uses and address inconsistencies in the existing regulations. The landscape issues would address landscape review for duplexes and other inconsistencies. The parking issues would clarify existing parking regulations, including where mechanical automobile lifts may be utilized. The sign amendments would repeal an old section that should have been repealed with adoption of the LDC in 2000, and would clarify the regulations for community entry signs and neighborhood identification signs. The amendments for compliance with state law would address helicopter landing facilities, family child care homes, and refuse/recycling. The minor corrections amendments are intended to fix minor errors such as incorrect terms, formatting errors, incorrect section references, and minor Planned District Ordinance corrections (Central Urbanized, Mid City, and Southeastern).

This activity is covered under Environmental Impact Report (EIR) No. 96-0333 and EIR Addendum No. 42-1548 (Land Development Code EIR and Addendum). The activity is adequately addressed in the environmental documents and there are no changes in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section 15060(c)(3).
Report No. PC-08-050

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-12: PROPOSED FY 2009 CAPITAL IMPROVEMENTS PROGRAM BUDGET CONFORMANCE

City Council District: Plan Area: Various

Staff: Elvira Ricafort

Is the proposed FY 2009 Capital Improvements Program (CIP) in conformance with the City's General Plan and with applicable community plans? Exempt from environmental. Report No. PC-08-065

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: 777 BEECH STREET CENTRE CITY DEVELOPMENT PERMIT 2006-19 AND MAP WAIVER 349046

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Applications for a proposed mixed-use development containing 78 residential condominiums and 6 commercial condominiums in a 12-13 story building to be located along the southside of Beech Street between 7th and 8th avenues in the Cortez neighborhood of the Downtown Community Plan area.

Report No. PC-08-002

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval