

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., AUGUST 7, 2008**

**CITY ADMINISTRATION BUILDING**

**COUNCIL CHAMBERS**

**202 C STREET, 12<sup>TH</sup> 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 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Appeal of Development Services Department Decision from January 2008:*

**\* T-MOBILE-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 6749**  
City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Karen Lynch-Ashcraft**

An appeal of the Development Services Department decision to approve a Neighborhood Use Permit for a wireless communication facility consisting of a 35 foot high faux tree supporting twelve panel antennas on the sports field of Black Mountain Middle School. Cingular Wireless (PTS No. 10860) is also proposing twelve antennas on this tree. The associated equipment is proposed to be housed within a 460 square foot enclosure adjacent to the faux tree. The site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 6749. Report No. PC-08-110

**TODAY'S ACTION IS:**

Process 2. Approve the appeal or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-7: *Appeal of Development Services Department Decision from January 2008:*

**\* SPRINT NEXTEL-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 16218**  
City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Karen Lynch-Ashcraft**

Neighborhood Use Permit for a wireless communication facility consisting of the addition of twelve panel antennas onto an existing Verizon faux tree located on the sports field of Black Mountain Middle School. The associated equipment is proposed to be housed within a 240 square foot enclosure adjacent to the faux tree. The site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 16218. Report No. PC-08-110

**TODAY'S ACTION IS:**

Process 2. Approve the appeal or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-8: *Appeal of Development Services Department Decision from January 2008:*

**\* AT&T (CINGULAR)-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 10860**

City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Karen Lynch-Ashcraft**

Neighborhood Use Permit for a wireless communication facility consisting of the addition of twelve panel antennas on to a proposed T-Mobile faux tree (PTS No. 6749 located on the sports field of Black Mountain Middle School. The associated equipment is proposed to be housed within a 460 square foot enclosure adjacent to the faux tree. The site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Planning Area. Negative Declaration No. 10860. Report No. PC-08-110

**TODAY'S ACTION IS:**

Process 2. Approve the appeal or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-9: **\* COLLWOOD APARTMENTS – PROJECT NO. 144087**

City Council District: 7; Plan Area: College

**Staff: John Fisher**

Planned Development Permit to demolish 167 apartments and construct 260 rental residential units with increased building and site wall height on a 6.8 acre. Property located at 4929 Collwood Boulevard in the RM-3-7 Zone within the College Community Plan Area. Mitigated Negative Declaration LDR No. 144087. Report No. PC-08-099

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-10: \* **TORREY HILLS – PROJECT NO. 106228**  
City Council District: 1; Plan Area: Torrey Hills

**Staff: John Fisher**

Rezone from the IP 2-1 and RM 2-5 Zones to RM 3-8 & OR-1-1 Zones, Community Plan Amendment, Vesting Tentative Map and Planned Development Permit to allow the development of 484 residential condominiums and 4,000 square feet of commercial/office space on a 22 acres. Property site located south of Calle Mar De Mariposa between Vista Sorrento Parkway and West Ocean Air Drive in the IP-2-1 and RM-2-5 zones in the Torrey Hills Community Plan Area. Environmental Impact Report No. 106228. Report No. PC-08-062

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-11: \* **QUARRY FALLS – PROJECT NO. 49068**  
City Council District: 7; Plan Area: Mission Valley

**Staff: Jeannette Temple**

Mission Valley Community/General Plan Amendment, Specific Plan, Site Development Permit, Master Planned Development Permit, Vesting Tentative Map and Conditional Use Permit (Process 5) to amend Conditional Use Permit No. 82-0315 and 5073 on a total of 230.5-acres within the Mission Valley and Serra Mesa Community Plan areas. Rezoning would occur from RS-1-7, MVPD-MV-M and MVPD-MV-M/SP to the proposed OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones and would include the phased redevelopment of a mining, extraction and processing use to land uses and development consistent with the Quarry Falls Specific Plan, including a maximum of 4,780 residential units; 603,000 square feet of commercial retail and 620,000 square feet of commercial office. The property site is located on the north side of Friars Road between I-805 and Mission Center Road and south of Phyllis Place. Environmental Impact Report No 49068. PC-08-064

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-12:     **\* OCEAN PARK VILLAS – PROJECT NO. 140430**  
City Council District: 6; Plan Area: Ocean Beach

**Staff: Patrick Hooper**

Tentative Map and Public Right of Way Vacation to vacate a portion of an alley to create 12 residential condominium units and an exterior common area on a 0.40 acre site. The property is located at 5113 Saratoga Avenue in the RM-2-4 Zone within the Ocean Beach Community Area. Mitigated Negative Declaration No.140430. Report No. PC-08-089

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-13:     **\* POINT LOMA TOWNHOMES – PROJECT NO. 115083**  
City Council District: 2; Plan Area: Peninsula

**Staff: Laila Iskandar**

Community Plan & Local Coastal Plan Amendment to re-designate a 1.65-acre-site from Industrial (Commercial Fishing Marine-Related) to Commercial for a mixed use development, Tentative Map, Coastal Development Permit, and Site Development Permit to allow the demolition of two, two-story commercial structures and associated accessory structures, and the construction of four, two-story and one, three-story buildings consisting of 47 residential townhomes, three commercial units and one level of below grade parking. Planned Development Permit is also requested to allow the deviation from the ground floor restriction of the CC-4-2 zone [SDMC 131.0540(c)] and allow for residential parking on the ground floor in the front half of the lot. The property is located at 1275 Scott Street in the CC-4-2 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limit Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ "Type B" Roseville), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the North Bay Redevelopment Project Area, within the Peninsula Community Plan and Local Coastal Program Land Use Plan. Mitigated Negative Declaration No. 115083. Report No. PC-08-078

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-14: \* **T-MOBILE FASHION HILL APARTMENTS – PROJECT NO. 140488**  
City Council District: 6; Plan Area: Linda Vista

**Staff: Alex Hempton**

Installation and operation of a Wireless Communication Facility consisting of 6 panel-type antennas, located on the roof of an apartment building, concealed behind radio-frequency transparent parapet walls. Associated equipment will be located within the existing building. The property is located at 2055 Westinghouse Street in the Linda Vista Community Plan Area. Negative Declaration No. 140488 Report No. PC-08-100

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-15: \* **THE BOULEVARD EOT – PROJECT NO. 152601**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Paul Godwin**

Recommend to City Council approval of an Extension of Time request for an approved but not yet utilized Site Development Permit and Vesting Tentative Map which authorized the demolition of existing structures and the construction a six-story, mixed-use project with 175 residential units (including affordable units) and commercial/office space on a 1.54-acre site located on the north side of El Cajon Boulevard, between Florida and Alabama Streets, in the CL-1 and MR-800B Zones of the Mid-City Communities Planned District, within the Greater North Park Community Plan Area. Mitigated Negative Declaration No. 49662. Report No. PC-08-101

**TODAY'S ACTION IS:**

Process 5. Recommend approval or denial of the project

**DEPARTMENT RECOMMENDATION:**

Recommend approval of the project to the City Council

ITEM-16:     **3650 FLORIDA TENTATIVE MAP – PROJECT NO. 82092**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Cherlyn Cac**

Tentative Map to convert twenty-four existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.60 acre site. The property is located at 3650 Florida Street, on the north west corner of Cypress Avenue and Florida Street, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-097

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project