

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 11, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Trailed from August 7, 2008 and September 4, 2008:*

*** 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-7: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 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-8: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 2008:*

*** SPRINT NEXTEL-BLACK MOUNTAIN MIDDLE SCHOOL –
PROJECT NO. 16218**

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 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-9: *Appeal of Development Services Department Decision from January 2008, continued from August 7, 2008:*

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

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 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-10: *Appeal of DSD Hearing Officer Decision of June 19, 2008:*

BLUEFOOT BAR & LOUNGE – PROJECT NO. 143884

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

Staff: Renee Mezo

An appeal of staffs' approval for a Neighborhood Use Permit (Process 2) to reinstate previously-conforming rights for the operation of the Bluefoot Bar & Lounge, and the addition of an approximately 315-square-foot sidewalk café to an existing bar on a 0.23-acre site located at **3404 30th Street** in the CN-1-2 Zone, the FAA Part 77 Overlay Zone and the North Park Redevelopment Project Area, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-112

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-11: *Continued from June 28, August 9, and September 20, 2007,
Continued from May 8, 2008 and July 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-07-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-12: *Continued from June 5, 2008 and July 10, 2008:*

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, a Street Vacation 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. 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-13: *Continued from September 4, 2008:*

***LIBERATORE RESIDENCE – PROJECT NO. 113555**

City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Neighborhood Use Permit (NUP), Site Development Permit (SDP), and Variance (VAR) for the construction of a new 1,340 square-foot, two story structure consisting of a 688- square-foot Guest-Quarters above a 652-square-foot, two-car garage on a 5,836 square-foot site with an existing 1,567 square-foot single family residence, and to allow for a variance from the underlying RS 1-7 zone requirements to allow for street access. The project site is located at **3371 Valemont Street**, in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, within the Roseville Heights neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan. Negative Declaration No. 113555. Report No. PC-08-106.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-14: **CASA MIRA VIEW – PROJECT NO. 91647**

City Council District: 5; Plan Area: Mira Mesa

Staff: John Fisher

Rezone to change the zone of the property from the RM-3-7 Zone to the RM-3-8 Zone, an Easement Vacation, Vesting Tentative Map, Planned Development Permit and Site Development Permit to allow the subdivision and development of 1,848 condominium dwelling units, three parking structures, recreation amenities, landscaping, and minor public improvements on a 41.31 acre site at **11195 Westview Parkway** on six parcels along the east side of Westview Parkway between Dauntless Street and Mira Mesa Boulevard in the Mira Mesa community. The project requires the certification of an Environmental Impact Report, adoption of Findings and Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program. Report No. PC-08-091

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-15: **4711 BIONA DRIVE TM – PROJECT NO. 78145**

City Council District: 3; Plan Area: Kensington-Talmadge

Staff: Paul Godwin

Tentative map to convert 6 existing residential units to condominiums including a waiver of the requirement to underground the existing overhead utilities on a 0.25-acre-site located at **4711-4721 Biona Drive** in the RS-1-7 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of Mid City Communities Plan Area. Exempt from Environmental. Report No. PC-08-113

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project