

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 16, 2008  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Continued from September 4, 2008 and trailed from September 25, 2008 and October 2, 2008, Trailed from October 9, 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- 7: *Trailed from October 9, 2008:*

**\*ARCHSTONE MISSION GORGE – PROJECT NO. 142570**

City Council District: 7; Plan Area: Navajo

Staff: Jeff Peterson

General Plan and Land Use Plan Amendment (Navajo Community Plan) and Rezone to remove the site from the Mobile Home Park Overlay Zone; a Site Development Permit for deviations from the applicable development regulations, for development on a premise containing environmentally sensitive lands (ESL), and for discontinuance of the mobile home park within the Mobile Home Park Overlay Zone; Easement Abandonment; and a Vesting Tentative Map to demolish an existing 119 unit mobile home park and construct a 444 unit residential condominium (for rent) complex on a 10.2 acre site. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10 percent of the units on-site for households with an income at or below 65 percent Area Median Income (AMI) for rental units. However, the applicant proposes to set aside a minimum of 20 percent of the units on-site for affordable housing. The project site is located at **6850 Mission Gorge Road** in the RM-3-7 Zone within the Navajo Community Planning Area, Community Plan

Implementation Overlay Zone (CPIOZ) Area B, Mobile Home Overlay Zone, Federal Aviation Administration (FAA) Part 77 Noticing Area for Montgomery Field, and Council District 7. Environmental Impact Report No. 142570 Report No. PC-08-084

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM- 8: *Continued from September 4, 2008:*

**TORREY HILLS CENTER VET CLINIC – PROJECT NO. 151333**

City Council District: 1; Plan Area: Torrey Hills

Staff: Leslie Goossens

Planned Development Permit amendment to allow a veterinary clinic within the Torrey Hills Center, located at the southeast corner of Carmel Mountain Road and East Ocean Air Drive. Exempt from Environmental. Report No. PC-08-096.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM- 9: **\*PALLADIUM AT AERO – PROJECT NO. 148904**

City Council District: 6; Plan Area: Kearny Mesa

Staff: John Fisher

The project proposes a Rezone, General Plan and Kearny Mesa Community Plan Amendment, Public Right-of-way Vacation, Vesting Tentative Map and Site Development Permit to allow the development of 412 residential units and 5,190 square feet of commercial space on a 7.52 acre site at **8655 Aero Drive**. The site is located on the southwest corner of Aero Drive and Sandrock Place. A Mitigated Negative Declaration, Project No. 148904 has been prepared for the project and includes a Mitigation Monitoring and Reporting Program. Report No. PC-08-125

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend Approval

ITEM- 10:    **\*HILLEL OF SAN DIEGO STUDENT CENTER – PROJECT NO. 149437**  
City Council District: 1; Plan Area: La Jolla

Staff: Dan Stricker

Hillel of San Diego Student Center. Application for a Site Development Permit, Easement Acquisition, and Public Right of Way Vacation (portion of La Jolla Scenic Drive North between Torrey Pines Road and La Jolla Scenic Way) for a two-phased development to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement. Phase I involves the continued use of a 1,792 square-foot single-family residence and garage/storage structure for religious offices and related use until such time as the proposed phase II is developed and approved for occupancy. Phase II involves the development of a two-level religious student center consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures and elevators. The sites are located at **8976 Cliffridge Avenue** (Phase I, 8,358 square feet existing; 9,166 square feet after the public right-of-way vacation), and the existing adjacent vacant site (15,350 square feet existing; 33,518 square feet after the public right-of-way vacation, Phase II) surrounded by La Jolla Village Drive, La Jolla Scenic Way, and La Jolla Scenic Drive North, in the Single Family (SF) Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Council District 1. The project design incorporates a roof-mounted photovoltaic system consisting of solar panels and the installation of a fuel cell sufficient to generate at least 30 percent of the project's projected energy consumption, meeting the requirements of City Council Policy 900-14. Mitigated Negative Declaration. Report No. PC-08-119

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend Approval.

ITEM- 11:    **\*MOUZAS RESIDENCE – PROJECT NO. 134353**  
City Council District: 2; Plan Area: Peninsula

Staff: Pete Lynch

The Mouzas Residences is a Process 2 Coastal Development Permit to demolish an existing one-story single dwelling unit and construct two new two-story single dwelling units on a single lot. The project site is 7,000 square feet in size and is located at **4594 Point Loma Avenue**, in the RM-1-1 Zone and Coastal Zone of the Peninsula Community Plan. A Negative Declaration environmental document was prepared for the project. On August 20, 2008, an appeal was submitted by a

concerned citizen. The appellant states over saturation of dwellings and parking as the purpose for the project appeal. Negative Declaration No. 134353.  
Report No. PC-08-126

**TODAY'S ACTION IS:**

Process 2. Approve the appeal or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM- 12: **CONDOMINIUM CONVERSIONS – FORESTALLING IMPROVEMENTS – PROJECT NO. 1193**

City Council District: All; Plan Area: Citywide

Staff: Dan Joyce

This is a request for a Planning Commission recommendation to the City Council for proposed amendments to Chapter 14, Article 4, Division 5, Condominium Conversion Regulations of the Land Development Code and the Local Coastal Program. The amendments would allow final map approval prior to completion of all required improvements. The proposal allows for specified improvements to be assured to the satisfaction of the City Engineer, provided that the improvements are made prior to the sale of the first condominium unit. This activity is covered under Addendum No. 100693, which is an addendum to Environmental Impact Report (EIR) No. 96-0333, and was completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, and that said Addendum No. 100693 reflects the independent judgment of the City of San Diego as Lead Agency. Report No. PC-08-127

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend Denial

ITEM- 13: **VERIZON LAKE MURRAY – PROJECT NO. 100155**

City Council District: 7; Plan Area: Navajo

Staff: Karen Lynch-Ashcraft

Conditional Use Permit, Planned Development Permit and Site Development Permit for an existing, expired wireless communication facility consisting of a 50 foot high monopole supporting 15 antennas at the rear of a commercial property with associated equipment located at the base of the pole located at 7393 Jackson Drive in the Navajo Community Planning area. Previous permit CUP 95-0181 expired September 28, 2005. Exempt from environmental. Report No. PC-08-129

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM- 14: **VERIZON PADRE GOLD – PROJECT NO. 97765**

City Council District: 6; Plan Area: Linda Vista

Staff: Karen Lynch-Ashcraft

A Conditional Use Permit and Planned Development Permit for an existing, expired wireless communication facility consisting of a 76 foot (where 45' is permitted) high monopole supporting 15 panel antennas and a microwave dish antenna with the associated equipment located in an adjacent 360 square foot shelter on the American Legion property located at **7245 Linda Vista Road** in the Linda Vista Community Planning area. Previous permit CUP 95-0251 expired September 28, 2005. Exempt from environmental. Report No. PC-08-129

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM- 15: **VERIZON REGENTS – PROJECT NO. 134881**

City Council District: 1; Plan Area: University

Staff: Alex Hempton

Verizon Regents – A Planned Development Permit for an existing 40-foot tall monopole and a 360 square foot equipment shelter located adjacent to the pole, both previously approved under Conditional Use Permit No. 95-0365, which expired on May 6, 2007. The project is located at **3358 Governor Drive** in the University Community Planning area. Since the monopole is over the zone's 30-foot height limit and does not comply with the Wireless Communication Facility regulations, a Planned Development Permit, Process 4 is required. The project was determined to be exempt from environmental as it is an existing facility. Report No. PC-08-129

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM- 16: **AT&T – LA MIRAGE – PROJECT NO. 141324**  
City Council District: 7; Plan Area: Tierrasanta

Staff: Alex Hempton

AT&T – La Mirage. This is an application for a Conditional Use Permit and a Planned Development Permit for a Wireless Communication Facility. This project also amends previously approved Conditional Use Permit No. 270546 by relocating some of the previously approved antennas. This project proposes locating four antennas on the inside of a new chimney at the eastern end of Building 1 of the La Mirage apartment complex, located at **6426 Ambrosia Drive**. This is located in the Tierrasanta Community Plan area. The project was deemed to be exempt from Environmental. Report No. PC-08-134.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.