

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MARCH 5, 2009

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 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Decision December 10, 2008*

CROWN CASTLE – DEL MAR – PROJECT NO. 117433

City Council District: 1 Plan Area: Carmel Valley

Staff: Karena Lynch-Ashcraft

Conditional Use Permit for a wireless communication facility consisting of a replacement monopole, 95 feet in height, supporting 12 AT&T panel antennas behind screening with an exposed microwave dish and an existing 360 square foot equipment shelter located on the Torrey Pines High School campus at 3710 Del Mar Heights Road. Crown Castle is also requesting an expansion in their compound area to include an additional 725 square feet for future wireless communication carriers. Exempt from Environmental. Report No. PC-09-013

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM – 7: *Continued from January 8, 2009*

CROWN CASTLE – MISSION GORGE – PROJECT NO. 105832

City Council District: 7 Plan Area: Navajo

Staff: Karen Lynch-Ashcraft

Crown Castle – Mission Gorge. A request for a Conditional Use Permit, Planned Development Permit and a Site Development Permit for a wireless communication facility consisting of an existing, expired (CUP 94-0238) 65’ high monopole supporting six AT&T antennas. Associated equipment exists inside adjacent commercial building all located at 7189 Navajo Road. CEQA Exempt. Report No. PC-08-147

TODAY’S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM – 8: *GARY AND MARY WEST SENIOR WELLNESS CENTER – PROJECT NO. 2008-55

City Council District: 2

Plan Area: Downtown

Staff: Lucy Contreras

The Gary and Mary West Senior Wellness Center project is a request for a Conditional Use/Neighborhood Development Permit (CUP/NDP) to allow Senior Community Centers to locate a 17,000 square foot social service institution and congregate meal facility for seniors in an existing two-story building at 1515-1525 Fourth Avenue, located within the Cortez District of the Downtown Community Plan Area. This proposal includes a request for an exemption from the ¼ mile separation requirement from other similar facilities of the Land Development Code and a request to allow the expansion of a previously conforming structure. Report No. PC-09-015

TODAY'S ACTION IS:

Process 4 Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 9: HERITAGE TRAIL CONNECTION – PROJECT NO. 155513

City Council District: 5

Plan Area: San Pasqual

Staff: Jeff Szymanski

The Heritage Trail Connection – Project No. 155513 requires a Site Development Permit to allow extending the San Pasqual Mule Hill Trail by 200 feet to link the San Dieguito River Park's Coast to Crest Trail segment in San Pasqual Valley to the City of Poway trail system. The project site is located at Highland Valley Road approximately 2.5 miles east of Pomerado Road in San Pasqual Valley, an agricultural preserve most of which is owned by the City of San Diego and leased for various agricultural uses. Addendum to Mitigated Negative Declaration Project No. 40-0177 has been prepared by Shawna C. Anderson, AICP, Environmental Planner for San Dieguito River Park Joint Powers Authority (JPA) as the Lead Agency and adopted on January 16, 2009, by the JPA Board of Directors. Report No. PC-09-016

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 10: **SEWER GROUP 665 EXTENSION OF TIME – PROJECT NO. 166782**
City Council District: 2 Plan Area: Uptown and Old Town

Staff: Jeff Szymanski

Sewer Group 665 Extension of Time – The project proposes the replacement of rehabilitation of existing six-inch and eight-inch sewer main lines within areas of existing public rights-of-way and portions of open space canyons in the Uptown and Old Town communities. The project requires a Site Development Permit due to unavoidable deviations from the Environmentally Sensitive Lands Regulations. Replacement of 920 linear feet of sewer mains would occur within street and developed areas of Old Town and Heritage Park and would be completed by open trenching. Rehabilitation of 8,546 linear feet of sewer mains would occur in Trias Canyon, Presidio Park/Palm Canyon (Palm Canyon), and Heritage Canyon with trenchless technology commonly referred to as slip-lining. The slip-lining process includes the insertion of a synthetic lining into existing sewer mains through existing manholes. Other related work would entail the connection of laterals to rehabilitated mains, manhole rehabilitation and several point (spot) repairs in canyon areas. Necessary point repairs would be accessed either through existing channel bottoms with no vegetation or temporary foot paths. Mitigated Negative Declaration No. 25783. Report No. PC-09-017

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project