

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 14, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 meetings. 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: **APPROVAL OF MINUTES FROM APRIL 9, 2009 AND APRIL 16, 2009.**

ITEM – 7: *Continued from January 8, 2009 and March 5, 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: **SPRINT – MADDOX PARK – PROJECT NO. 147270**

City Council District: 5 Plan Area: Mira Mesa

Staff: Alex Hempton

Sprint – Maddox Park is an application for a Wireless Communication Facility in Maddox Park. As the facility is proposed within an open-space zone, OP-1-1, a Conditional use Permit, Process 4 is required. The proposed facility consists of three 40-foot high stadium light standards with 18 antennas (6 antennas flush mounted to each light standard). Associated equipment will be located within an enclosure, located at the perimeter of the park. Report No. PC-09-032

TODAY’S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 9: ***BETHEL SEMINARY – PROJECT NO. 99622**
City Council District: 7 Plan Area: College

Staff: Patricia Grabski

The 1.15 acres site is located 6106, 6116, 6148 Arosa Street and 6170 Rose Street in the College Community Planning area. The project is proposing to remodel the existing two-story seminary to include a two story addition of 11,713 square-feet comprised of: offices; classrooms; library and chapel, with a 6,912 square-foot basement and demolition of a single family residence. The project requires a Planned Development Permit for deviations to the RS-1-7 zone for height and setbacks; a Conditional Use Permit (CUP) to permit the seminary (educational) use; an amendment to existing CUP No. 88-0277 for the expansion, and a lot line adjustment to tie the lots together.

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 10: **4105 54th PLACE TENTATIVE MAP – PROJECT NO. 78952**
City Council District: 7 Plan Area: Eastern Area

Staff: William Zounes

Tentative Map to convert 100 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities on a 3.42 acre site located at 4105 54th Place in the RM-1-1 Zone of Central Urbanized Planned District within the Transit Area Overlay Zone within the Eastern Area Neighborhood of Mid City Communities Plan Area. Council District 7. Exempt from CEQA. Report No. PC-09-037

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 11: **LANDSCAPE REGULATIONS – WATER CONSERVATION – PROJECT NO. 55521**

Council District: All

Plan Area: Citywide

Staff: Dan Joyce

This is a request for a Planning Commission recommendation to the City Council on proposed amendments to the Land Development Code Chapter 14, Article 2, Division 4, (Landscape Regulations). The amendments are proposed to incorporate additional water conservation requirements as required by the State of California Water Conservation in Landscaping Act.

This activity is not a “project” and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). Report No. PC-09-039

TODAY’S ACTION IS:

Process 5. Recommendation to the City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project