

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 8, 2009  
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 to Conference Room A, located on the 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF MINUTES FROM JULY 16, 2009 TRAILED FROM SEPTEMBER 10, 2009; AUGUST 6, 2009; SEPTEMBER 3, 2009; SEPTEMBER 10, 2009 AND SEPTEMBER 17, 2009.**

ITEM – 7: *Appeal of Hearing Officer's decision of April 29, 2009*

**\*WEST LEWIS AND FALCON STREETS MINI PARK – PROJECT NO. 150839**

City Council District: 2

Plan Area: Uptown

Staff: Patricia Grabski

West Lewis and Falcon Streets Mini Park – Site Development Permit to develop a 9,900 square-foot mini park to be accomplished in two phases. The proposed project site is situated at the intersections of a paper section of West Lewis Street and a vacated portion of Falcon Street (for Phase I) and at Goldfinch Street and West Lewis Street (for Phase II) within the RS-1-1 and MR-1000 zones of the Uptown Community Plan. Phase I would be developed along Falcon Street consisting of finish grading, drainage, pedestrian ramps, hardscape, mow curbs, decomposed paving, decorative boulders, temporary irrigation and planting. Phase II proposes the construction of a steel supported pedestrian bridge with wood treads connecting the park's east and west sides. In addition, a trail development would be on the western portion (Goldfinch Street) including finish grading, drainage, pedestrian ramps, hardscape, decomposed granite paving, decorative boulders, temporary irrigation and planting. Mitigated Negative Declaration No. 150839. Report No. – PC-09-053

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 8: *Appeal of Hearing Officer's decision of August 13, 2009*

**\*STINGAREE – PROJECT NO. CUP 2005-47A**

City Council District: 2

Plan Area: Downtown

Staff: Lorena Cordova

Sixth and Island Investments, LLC appeal of a decision by the Centre City Development Corporation Hearing Officer to deny an Amendment to Conditional Use Permit 2005-47 to allow a change in days and times of live entertainment on the rooftop of Stingaree, an existing 22,000 square-foot tri-level restaurant/bar and event

center located at 454 Sixth Avenue within the Gaslamp Quarter Planned District of the Downtown Community Plan Area. PC-09-080

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 9: **VERIZON WIRELESS SAINTS – PROJECT NO. 165540**  
 City Council District: 3                      Plan Area: Greater North Park

Staff: Simon Tse

Conditional Use Permit and Planned Development for a wireless communication facility consisting of twelve (12) antennas fully concealed inside a monument tower designed to integrate with the existing church located at 3030 Thorn Street, San Diego, CA 92104 in the RS-1-7 zone of the Greater North Park Community Planning Area. The associated equipment is located on the first floor inside an existing building. The project requires a Planned Development Permit for the proposed deviation to the height requirement in the RS-1-7 zone. A Negative Declaration No. 165540 has been prepared for this project. Report No. – PC-09-066

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 10: **HABITERRA – PROJECT NO. 136041**  
 City Council District: 1                      Plan Area: La Jolla

Staff: John S. Fisher

Habiterra proposes an Easement Vacation, Tentative Map Waiver and Coastal Development Permit to demolish an existing house and construct a four unit condominium on a 0.11 acre site at 7460 Herschel Avenue within the La Jolla Community Plan area. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guideline section 15332 as “IN-Fill Development.” Report No. – PC-09-074

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project

ITEM – 11: **\*CENTRE CITY PLANNED DISTRICT ORDINANCE AMENDMENT 2009-01**

City Council District: 2 & 8

Plan Area: Downtown

Staff: Brandon Nichols

Proposal to amend the Centre City Planned District Ordinance to potentially allow educational facilities, cultural uses, and places of religious assembly to locate in the Residential Emphasis (RE) land use districts located throughout the Downtown Community Plan area. An Addendum to the 2006 Final Environmental Impact Report for the Downtown Community Plan has been prepared for the proposals. Report No. – PC-09-076

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny the proposed amendments

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve proposed amendment permitting educational facilities and cultural uses in the RE districts

ITEM – 12: **5566 LINDO PASEO – PROJECT NO. 170668**

City Council District: 7

Plan Area: College Area

Staff: Renee Mezo

5566 Lindo Paseo a Process 4 Conditional Use Permit and Planned Development Permit to demolish an existing residence and construct an approximate 7,771 square-foot fraternity house with 22 beds and deviations to the drive aisle width and sewer line separation distance on a 0.13-acre site located at 5566 Lindo Paseo in the RM-3-9 Zone within the College Area Community Plan. Exempt from Environmental. Report No. – PC-09-082

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 13: **A-1 SELF STORAGE COMPREHENSIVE SIGN PLAN – PROJECT NO. 2009-20**

City Council District: 2

Plan Area: Downtown

Staff: Lorena Cordova

Proposal for a Comprehensive Sign Plan to increase the size of permitted signs within the Coastal Zone for the A-1 Self Storage project located at 2235 Pacific Highway within the Little Italy neighborhood of the Downtown Community Plan Area. Report No. – PC-09-084

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project