

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., JUNE 24, 2010

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from March 4, 2010***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 a wireless communication facility consisting of the replacement of an existing 76 foot (where 45' is permitted) high monopole supporting 15 panel antennas and a microwave dish antenna with a 76 foot high architectural tower. The existing 360 square foot shelter would be screened with landscape and new walls. The project is located on the American Legion property 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-10-017

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 7: **GENERAL PLAN MONITORING REPORT AND GENERAL PLAN AMENDMENTS**

City Council District: Citywide

Plan Area: Citywide

Staff: Melissa Devine

The General Plan Monitoring Report is an overview of the progress on General Plan implementation. It provides a status update on the implementation actions identified in the General Plan Action Plan and more detailed narratives on the eight key implementation actions. Minor amendments are proposed to the General Plan to correct errors and ensure continued consistency with other adopted City documents and programs. The proposed General Plan amendments are adequately addressed in the Program Environmental Impact Report (EIR) No. 104495 prepared for the General Plan and certified on March 10, 2008. As such, there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, no new or amended environmental document is required for this activity, pursuant to Section 15162 of the State CEQA Guidelines. The Planning Commission is requested to recommend to City Council acceptance of the General Plan Monitoring Report and approval of the General Plan amendments. Report No. – PC-10-046

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council acceptance of the General Plan Monitoring Report and approval of the General Plan amendments.

**ITEM – 8: CARMEL MOUNTAIN/DEL MAR MESA NATURAL RESOURCES
MANGEMENT PLAN TRAIL SYSTEM**

City Council District: 1

Plan Area: Del Mar Mesa,
Pacific Highlands Ranch,
Carmel Valley, Torrey Highlands
and Rancho Penasquitos

Staff: Bernard Turgeon

Initiation of a Community Plan Amendment (CPA) for the trail system proposed by the Carmel Mountain/Del Mar Mesa Natural Resources Management Plan (NRMP) as well off-site trail connections. The NRMP requires amendments to 5 land use plans/community plans to add proposed trail alignments and to formalize connections to existing and planned off-site trails within designated Open Space. The proposed CPA would add or amend figures depicting trails and possibly revise text for the following plans: Del Mar Mesa Specific Plan, Carmel Valley Neighborhood 8A Specific/Precise Plan, Pacific Highlands Ranch Subarea Plan, Rancho Penasquitos Community Plan and the Torrey Highlands Subarea Plan. The general location is the area bounded by SR-56 to the north, the planned southerly extension of Carmel Mountain Road and Camino del Sur to the east, Los Penasquitos Canyon Preserve to the south, and El Camino Real to the west. CPA initiation by the Planning Commission is based upon compliance with three General Plan criteria and does not constitute endorsement of the proposal. If initiated, the CPA will be subject to a CEQA determination and review. Report No. – PC-10-049

TODAY’S ACTION IS:

Approve or deny the Initiation

DEPARTMENT RECOMMENDATION:

Approve the Initiation

ITEM – 9: 5TH & THORN – PROJECT NO. 105703

City Council District: 2

Plan Area: Uptown

Staff: Michelle Sokolowski

A Site Development Permit and Tentative Map to demolish existing commercial/office structures, temporarily relocate two designated historic structures, and construct a mixed-use development including 100 residential condominium units, on a 0.92-acre site located on the south side of Thorn Street between 4th and 5th Avenues (including addresses: 402 Thorn Street, 3251 4th Avenue, 3225 4th Avenue, 3230 5th Avenue and 3252 5th Avenue; as well as historic structure addresses of 3235 and 3255 4th Avenue) in the NP-1 and CV-1 Zones of the Mid-City Communities Planned District, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, within the Uptown Community Plan area. Mitigated Negative Declaration No. 105703. Report No. – PC-10-051

TODAYS ACTION IS:

Process 4: Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.