

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., AUGUST 12, 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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL MINUTES FROM APRIL 29, 2010.**

ITEM – 7: *Trailed from June 3, 2010 and Continued from June 17, 2010*

MISSION BEACH PLANNED DISTRICT ORDINANCE AMENDMENTS - PROJECT NO. 12003225

City Council District: 2

Plan Area: Mission Beach

Staff: Dan Joyce

The amendments to the Mission Beach Planned District Ordinance constitute amendments to the Municipal Code and the City’s Local Coastal Program. Most of the changes address removal of redundant language that is located elsewhere in the Municipal Code, reorganization of existing language, and rewording intended to clarify existing concepts. The main changes relate to determining grade, allowable encroachments, eliminating the option to use a Neighborhood Development Permit to deviate from the requirements of the PDO, and expansion of the applicability of the 45 degree angled plane. Negative Declaration No. 12003225 was prepared for this project in accordance with the California Environmental Quality Act. Report No. – PC-10-028

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 – 8: *Appeal of Hearing Officer’s decision on June 30, 2010*

***CARDENAS RESIDENCE – PROJECT NO. 191344**

City Council District: 1

Plan Area: La Jolla

Staff: William Zounes

Cardenas Residence Project No. 191344: Appeal of the Hearing Officer decision on June 30, 2010 to approve a Site Development Permit for Environmentally Sensitive lands for the expansion of a rear deck and retaining walls for an existing single family residence on a 0.27 acre site located at 8466 El Paseo Grande in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Ht Limit, First Public Roadway, Residential Tandem Parking. Mitigated Negative Declaration. Report No. – PC-10-062

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: *Continued from July 22, 2010*

***COSTA VERDE – PROJECT NO. 206871**

City Council District: 1

Plan Area: University

Staff: Jeannette Temple

Costa Verde project is a request for a Variance from the City’s Inclusionary Affordable Housing Regulations, pursuant to Municipal Code Sections 142.1304. The subject properties include nine residential buildings, together known as Costa Verde North (651 units) and Costa Verde South (606 units), located at 8510-8550 and 8720-8950 Costa Verde Boulevard within the University Community Plan area of Council District 1. The applicable City’s Inclusionary Housing Ordinance requires the applicant to either set aside 10 percent of these units as affordable, or to pay a fee in-lieu of providing those affordable units, for future condominium conversions. The applicant is requesting to set the in-lieu fee amount at the amount required when the project was deemed complete, and to be allowed to pay that amount at the sale of the first unit, rather than at the recordation of the Final Map. Report No. – PC-10-052

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **T-MOBILE CHABAD - PROJECT NO. 170389**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Alex Hempton

T-Mobile Chabad is an application for a Conditional use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The WCF consists of an existing 60-foot high pole with three (3) antennas. Two equipment cabinets are located adjacent to the pole. The pole will be painted brown in order to better blend in with the surrounding existing and proposed trees. The project is located on a residentially zoned property where the antennas are located on a premise with uses such as elementary and middle schools, which requires a CUP.

Since the pole exceeds the allowable height limit and deviates from the Design Requirements, a PDP is required. The project is located at 10785 Pomerado Road in the RS-1-8 zone. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be exempt. Report No. – PC-10-061

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: SPRINT/CLEARWIRE – UPAS – PROJECT NO. 199584

City Council District: 3

Plan Area: Uptown

Staff: Karen Lynch-Ashcraft

Conditional Use Permit to modify an existing Sprint wireless communication facility to accommodate Clearwire. Six panel antennas are currently approved and Clearwire is proposing to add three microwave dishes and an equipment cabinet on the roof top of the condominium building located at 666 Upas Street in the MCCPD-MR-400 zone of the Uptown Community Planning area. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301. Report No. – PC-10-070

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.