SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 10, 2011
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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:   ***Trailed from January 20, 2011***
                 CONNECTIONS HOUSING – PROJECT NO.
                 City Council District: 2   Plan Area: Downtown

                 Staff: Lucy Contreras

                 Connections Housing -Conditional Use/Planned Development Permit/Neighborhood
                 Use Permit No. 2010-62 to allow a multi-use project consisting of 75 permanent
                 supportive living units (includes two manager units), 150 transitional housing beds, a
                 primary health care clinic, administrative offices and a multi-service homeless center
                 within the historical World Trade Center building located at 1250 Sixth Avenue
                 located in the Cortez District of the Downtown Community Plan area.

                 A Conditional Use Permit (CUP) is required for the on-site provision of social
                 services and transitional housing. A CUP is also required to allow for: (1) non-
                 employment uses of the facility to exceed 50% of the gross floor area within the
                 Employment Required Overlay District, which may be allowed within a designated
                 historical resource. A Planned Development Permit (PDP) is required to allow for a
                 deviation from PDO standards to allow for the increased size of living units from an
                 average of 300 square feet to 390 square feet and maximum size from 400 square feet
                 to 640 square feet for 75 units and; (2) deviations from Land Development Code
                 (LDC) standards for transitional housing, including but not limited to living area per
                 bed, storage areas, and restroom facilities. A Neighborhood Use Permit (NUP) is
                 required to allow an exemption to the Centre City Planned District Ordinance (PDO)
                 parking requirements of 0.5 spaces per unit for two unrestricted living units.

                 This activity is covered under the Final Environmental Impact Report (FEIR) for the
                 San Diego Downtown Community Plan, Centre City Planned District Ordinance, and
                 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment
                 Project (including all subsequent addenda) certified by the Redevelopment Agency
                 pursuant to Resolution No. R-04001 adopted effective March 14, 2006, in compliance
                 with the California Environmental Quality Act (CEQA). The FEIR is a "Program
                 EIR" prepared in compliance with State CEQA Guidelines Section 15168. An
                 Environmental Secondary Study (ESS) has been prepared for the project to evaluate
                 the project's compliance with the above documents. Based on the conclusions of the
                 ESS, the environmental impacts of the proposed project were adequately addressed in
                 the FEIR and the proposed project is within the scope of the development program
                 described in the FEIR. Therefore, no further environmental documentation is
                 required under CEQA. Report No. – PC-11-013

                 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 – 7:   *Continued from October 14, 2010; October 28, 2010; December 9, 2010 and January 20, 2011*

VERIZON WIRELESS MESA DE OTAY – PROJECT NO. 124563
City Council District: 8   Plan Area: Otay Mesa

Staff: Simon Tse

Verizon Wireless Mesa De Otay – A Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to replace an expired Conditional Use Permit No. 96-0271 for an existing Wireless Communication Facility (WCF) consisting of a 65-ft high monopole. The project is located at 2175 Cactus Road in the Otay Mesa

Development District (OMDD) Industrial Subdistrict zone within the Otay Mesa Community Plan. Verizon Wireless will also be installing a new emergency generator alongside the existing monopole. No other changes are being proposed to this existing WCF. The PDP and CUP shall be processed as a consolidated Process 4, Planning Commission decision, appealable to City Council. The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities). Report No. – PC-10-069

TODAY'S ACTION IS:
Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
Deny the project.

ITEM – 8:   *GABLES CARMEL VALLEY – PROJECT NO. 167252**
City Council District: 1   Plan Area: Carmel Valley

Staff: John S. Fisher

Gables Carmel Valley project requires a Rezone, General Plan and Carmel Valley Precise Plan Amendment, Local Coastal Program Amendment, Vesting Tentative Map, Planned Development Permit, Site Development Permit, Coastal Development Permit and MHPA Boundary Line Adjustment to rezone 3.43 acres of the 5.22 acre site from the Carmel Valley Planned District MF1 zone into the Carmel Valley Planned District MF3 zone and develop a 92 dwelling unit apartment project. A Mitigated Negative Declaration No. 167252 has been prepared for this project which includes a Mitigation, Monitoring and Reporting Program. Report No. – PC-11-007

TODAY'S ACTION IS:
Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:
Recommendation to approve the project.

ITEM – 9:   **CLEARWIRE – HOLIDAY INN – PROJECT NO. 204787**
City Council District: 5   Plan Area: Mira Mesa

Staff: Alex Hempton

Clearwire – Holiday Inn is an application for a Planned Development Permit (PDP) to permit a Wireless Communication Facility (WCF) consisting of antennas and equipment within enclosures located on the roof of an existing building. The enclosures exceed the height limit for the zone, which requires the processing of a PDP to allow this deviation. The project is located at 9335 Kearny Mesa Road, in the Mire Mesa community plan area, in the CC-1-3 zone. This project was determined to be categorically exempt from the California Environmental Quality Act on August 20, 2010 and the opportunity to appeal that determination ended September 13, 2010. Report No. – PC-11-015

TODAY'S ACTION IS:
Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
Approve the project.

ITEM – 10:   **EAST VILLAGE AND DOWNTOWN PARTNERSHIP PROW PROGRAM APPLICATIONS –**
City Council District: 2   Plan Area: Downtown

Staff: Brandon Nichols

The San Diego Business Improvement District (BID) Council, on behalf of the East Village and Downtown Partnership BIDs, has submitted applications for two Site Development permits to allow the implementation of the City's Public Right of Way Enhancement (PROW) Program within East Village and Downtown Partnership BIDs. The PROW Program allows business owners within the jurisdiction of a BID to place specific types of temporary enhancements within specified right-of-way areas in front of their businesses, subject to the approval and oversight of BID staff. Report No. – PC-11-017

TODAY'S ACTION IS:
Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
Approve the project.

ITEM – 11:   ***AMENDMENTS TO ESL TO ADDRESS WETLAND DEVIATIONS –
PROJECT NO. 150488**
City Council District: All   Plan Area: Citywide

Staff: Anna McPherson

The project would amend the LDC to establish three development scenarios under
which a deviation from the sensitive biological resources regulations may be
approved outside of the Coastal Zone (including vernal pools): Essential Public
Project Option, Economic Viability Option, and Biologically Superior Option. The
Essential Public Project Option allows for a wetland deviation to enable the city to
implement necessary public facilities and infrastructure projects. The Economic
Viability Option would allow for a deviation to preserve an applicant's right to an
economically viable use of property, only for circumstances not of the applicant's
making. The Biologically Superior Option would allow for a deviation if an
alternative project design achieves a superior biological result through either project
design or extraordinary mitigation. The proposed amendments also include revisions
to the Land Development Manual – Biology Guidelines to establish criteria for the
impact analysis for each of the development scenarios to assist in making the
deviation findings. Report No. – PC-11-018

TODAY'S ACTION IS:
Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:
Recommendation to approve the project.