

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JUNE 2, 2011  
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 to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

**ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT -** This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **AT&T MOBILITY SCRIPPS HOSPITAL LTE – PROJECT NO. 226653**  
 City Council District: 1 Plan Area: University

Staff: Simon Tse

AT&T Mobility is proposing to modify an existing Wireless Communication Facility (WCF) at 8899 University Center Lane, San Diego, CA 92122. The modification consists of a total of twelve panel antennas all completely concealed behind Fiberglass Reinforced Panel (FRP) screening, designed to match the existing building. As part of this modification, AT&T is proposing to increase the height of the existing rooftop screening to 5’-10” to accommodate the LTE antennas. The equipment associated with this project shall continue to operate inside the existing building, not visible to the public. The project is located in the CO-1-2 zone within the University Community Planning Area. The project requires a Planned Development Permit (PDP), Process 4, Planning Commission hearing to exceed the 60-ft. height limitation. The project has been exempt from CEQA pursuant to State CEQA Guidelines Section 15301, 15302, and 15303. Report No. – PC- 11-047.

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 7: **\*EL CERRITO ENCLAVE - PROJECT NO. 72057**  
 City Council District: 7 Plan Area: College Area

Staff: Jeannette Temple

The El Cerrito Enclave is a request for a Tentative Map, including a waiver to underground existing overhead utilities, and Planned Development Permit to demolish a single dwelling unit and garage, remove associated improvements, subdivide the parcel into four single dwelling unit lots, and construct four new residences on said lots, ranging in size from 2,595 to 3,137 square feet in floor area. The site is located on a 27, 043 square foot site at 5402 Gilbert Drive in the RS-1-7 zone and Parking Impact Overlay zone within the College Area Community Plan area. The proposed development would include deviations to development

regulations for lot size on one lot (Lot 2), rear setback on one lot (Lot 3), and street frontage. Report No. – PC-11-038

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 8: PROPOSED AMENDMENTS TO INCLUSIONARY ORDINANCE**

City Council District: All

Plan Area: Citywide

Staff: Charles Christenson

Hearing on recommendation to City Council of proposed amendments to the Inclusionary Affordable Housing Regulations (San Diego Municipal Code section 142.1301 et seq.) and Inclusionary Affordable Housing Implementation and Monitoring Procedures. This matter was heard by Land Use and Housing on April 27, 2011 and the Committee directed that this matter go forward to the Planning Commission and then to Council for decision. The recommendations of the City of San Diego’s Planning Commission will be forwarded to the City Council.

The proposed amendments would require all applicants of residential development subject to the Inclusionary Affordable Housing Regulations to pay an inclusionary affordable housing fee. The proposed amendment provides for alternatives to the payment of the fee if an applicant qualifies for and elects to provide affordable housing units. The proposed amendment requires all condominium conversions to pay a condominium conversion inclusionary affordable housing fee and provides for alternatives to payment, if an applicant qualifies and elects to provide affordable units. The proposed changes concerning condominium conversions further provide certain exemptions from the Regulations for units sold to households earning at or below 80% Area Median Income “AMI”. The proposed amendment continues an existing exemption for any units sold to household earning at or below 150% AMI, subject to certain qualifications, terms and conditions. Report No. – PC-11-050

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend the proposed amendments to the Inclusionary Affordable Housing Regulations and Inclusionary Affordable Housing Implementation and Monitoring Procedures for adoption by City Council.

ITEM – 9: **INITIATION OF AMENDMENTS TO THE CENTRE CITY PLANNED DISTRICT ORDINANCE – PROJECT NO. 2011-01**

City Council District: 2 & 8

Plan Area: Downtown

Staff: Lucy Contreras/Brad Richter

Initiation of amendments to the Centre City Planned District Ordinance (Chapter 15, Article 6, Division 3) including, but not limited to, amendments resulting from the Downtown Neighborhood Design Guidelines and the Centre City Green.

If initiated, the potential amendments will go forward for consideration before the Planning Commission for a recommendation and final consideration before the City Council.

This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA. The appropriate environmental review will be completed as part of the amendment study and presented at later hearings for the proposed amendments. Report No. – PC-11-052

**TODAY’S ACTION IS:**

Approve or deny the initiation

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.