

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., APRIL 26, 2012**

**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**ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 Staff's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR'S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: *Trailed from April 12, 2012*

**MONUMENT FLAG POLE – PROJECT NO. 262168**

City Council District: 3

Plan Area: Uptown

Staff: Renee Mezo

A Process 5 Site Development Permit to construct a 65'-high flag pole to display with a 12' x 18' Pride Rainbow flag within an existing median located at Normal Street and University Avenue. The project site is located within the CN-2A Zone of the Mid-City Communities Planned District, the Federal Aviation Administration Part 77 Noticing Area, and the Residential Tandem Parking Overlay Zone within the Uptown Community Plan. Council District 3. Exempt from CEQA. Report No. PC-12-039.

**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: *Appeal of Hearing Officer's decision on February 15, 2012.*

**VIA RIALTO STORM DRAIN – PROJECT NO. 222828**

City Council District: 1

Plan Area: La Jolla

Staff: Helene Deisher

Appeal of the Hearing Officer's decision to approve an application for an after the fact Coastal Development Permit and Site Development Permit for emergency work performed in May 2010 and the planned revegetation of the slope related to the emergency work. The emergency work installed a concrete headwall to dissipate water flow and replaced portions of the existing pipeline. The project is located approximately 60 feet down slope from 7435 Caminito Rialto in the SF Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone. The Environmental Exemption was appealed to the City Council on January 31, 2012. The City Council Denied the appeal and upheld the CEQA Exemption. Report No. – PC-12-036

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: *Continued from March 15, 2012*

**QUAIL BRUSH COMMUNITY PLAN AMENDMENT INITIATION –  
PROJECT NO. 270282**

City Council District: 7

Plan Area: East Elliot

Staff: Daniel Monroe

Quail Brush Community Plan Amendment Initiation. The site is located at 8506 1/3 Mast Blvd within the East Elliot Community Planning Area. This is a request to initiate an amendment to the East Elliot Community Plan to redesignate a portion of a 22 acre parcel from open space to industrial to allow future development of a 100 megawatt intermediate/peaking load energy generation facility. Exempt from environmental. Report No. – PC-12-027

**TODAY’S ACTION IS:**

Approve or deny the amendment initiation

**DEPARTMENT RECOMMENDATION:**

Approve the amendment initiation

ITEM – 9: **VERIZON SCRIPPS RANCH – PROJECT NO. 223834**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Karen Lynch-Ashcraft

Verizon - Scripps Ranch - Conditional Use Permit (CUP) and Planned Development Permit (PDP) for an existing wireless communication facility consisting of two monopoles supporting a total of 14 panel antennas and one 4-foot diameter microwave dish. Associated equipment is located in an adjacent 237-sf enclosure. The project is located on the same property as the City's Scripps Ranch Reservoir located at 12225 Spring Canyon Road in the RS-1-8 zone within the Scripps Miramar Ranch community planning area. Original CUP No. 91-0320-47 expired on March 21, 2010. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-12-017

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM – 10: **AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK LTE – PROJECT NO. 238695**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Simon Tse

AT&T Mobility – Rancho Bernardo Community Park LTE – An application to modify an existing Wireless Communication Facility (WCF) consisting of two 72-foot high ball field light standards with a total of twelve antennas attached. The equipment associated with this project is located inside an expanded enclosure, designed to match the park’s restroom facility. A Planned Development Permit is required for the deviations to exceed the 250-square foot equipment limitation per Land Development Code Section (LDC) 141.0420(g)(3) and to continue to operate with an above ground equipment enclosure in a dedicated City park per LDC Section 141.0420(i)(1)(B)/ This project is located in the OP-1-1 (Open Space) zone and requires a Conditional Use Permit Per LDC 141.0420(f)(3). A Neighborhood Use Permit is required per Land Development Code Section 141.0420(d)(4). This project is located at 18448 West Bernardo Drive in the Rancho Bernardo community planning area in the Rancho Bernardo Community Park. This project was evaluated against the California Environmental Quality Act (CEQA) State Guidelines and was determined to be exempt. Report No. – PC-12-032

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **TOWERCO CITY HEIGHTS – PROJECT NO. 224500**

City Council District: 3

Plan Area: City Heights

Staff: Simon Tse

TowerCo City Heights – A Planned Development Permit for an existing Wireless Communication Facility (WCF) consisting of a 32 foot tall monopalm. The project is located at 4735 Myrtle Avenue in the CUPD-CU-1-2 zone within the City Heights Community Planning area. There is a total of twelve antennas installed on the monopalm alongside the associated 200 square foot prefabricated enclosure. The monopalm as designed exceeds the 30 foot height limit and extends into the required rear yard setback. The equipment enclosure as design also encroaches onto the rear

and side yard setbacks. The project was exempt from CEQA pursuant to Article 19, Section 15301. Report No. – PC-12-037.

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 12: **AMENDMENTS TO THE OUTDOOR LIGHTING REGULATIONS**

City Council District: All

Plan Area: Citywide

Staff: Amanda Lee

Amendments to the outdoor lighting regulations including Land Development Code Section 142.0740 and Chapter 14, Article 10 relating to local adoption of the California Green Building Regulations to reduce light pollution. The City’s outdoor lighting regulations in Section 142.0740 of the Land Development Code are intended to minimize light pollution, promote lighting design that conserves electrical energy, and provide adequate lighting for public safety. The problem is that the City’s existing regulations. Limit lighting along private walkways, roadways, and parking lots after 11 pm to low pressure sodium, high pressure sodium or light with fewer than 4,050 lumens, which has resulted in a dark environment for these facilities instead of the intended secure environment for public safety, and has prevented use of more preferable energy efficient options in conflict with General Plan goals. The proposed amendments will allow for use of some broad spectrum lighting alternatives with better color rendition for safety and better energy saving technology for consumers. Proposed limits on color temperature and the amount of up-light allowed by new outdoor light fixtures would reduce light pollution beyond what is allowable under the existing regulations. Ordinance exceptions provide flexibility downtown to support its night time commercial/entertainment activity and unique urban design goals in accordance with adopted land use plan policies and planned district ordinance regulations. The proposal also includes adoption of a new local lighting zone map to facilitate implementation of state and local requirements. The CEQA Guidelines Section 15162 analysis concluded that no subsequent EIR or other environmental document is needed as all impacts were adequately addressed and disclosed in Land Development Code EIR No. 96-0333. Report No. – PC-12-033

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the amendment.

ITEM – 13: **SPRINT INGRAHAM – PROJECT NO. 244423**  
City Council District: 2 Plan Area: Pacific Beach

Staff: Simon Tse

Sprint Ingraham – A Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) located at 3866 Ingraham Street within the RM-3-7 zone of the Pacific Beach Community Plan. Sprint is proposing to relocate two sectors of antennas (a total of six) behind existing Fiberglass Reinforced Panel (FRP), painted and textured to match the existing apartment complex. The 3rd sector of antennas facing the west elevation will continue to operate without any changes. The existing equipment will also be relocated inside an existing three-sided rooftop cupola, not visible to the public. Sprint’s modification for this project would result in a complete stealth WCF. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction). Report No. – PC-12-040

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.