

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., AUGUST 23, 2012

CITY CONCOURSE, SILVER ROOM

202 C STREET

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 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF MINUTES FROM JULY 12, 2012; JULY 19, 2012 AND JULY 26, 2012.**

ITEM - 7: **AFFORDABLE HOUSING PARKING REGULATIONS AMENDMENTS PROJECT NO. - 11002485**

City Council District: All

Plan Area: Citywide

Staff: Dan Normandin

The Affordable Housing Parking Regulations project consists of amendments to the Municipal Code and the City's Local Coastal Program. The amendments implement the recommendations of the San Diego Affordable Housing Parking Study (December 30, 2011) prepared by Wilbur Smith Associates. Generally, the regulations would apply parking ratios that are unique to the project type (family housing, SRO, senior housing, studio and one bedroom, and special needs) and unique to the locational characteristics of the project (walkability index and transit index). The project also includes adoption of a Land Development Manual for Calculating Affordable Housing Parking Requirements. The proposed amendments would be effective Citywide inclusive of the Planned District Ordinances.

Negative Declaration No. 11002485 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Report No. - PC-12-067

This item was originally heard by the Planning Commission on July 12, 2012, however due to an error in noticing the item is being reheard. Public testimony heard at the July 12, 2012 hearing will be entered into the public record and public testimony not previously heard will be accepted at this hearing.

ITEM – 10: **VERIZON EL CAJON AND COLLEGE – PROJECT NO. 265876**
 City Council District: 7 Plan Area: College Area

Staff: Jeffrey A. Peterson

Verizon El Cajon and College: Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) containing a total of twelve (12) panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof mounted cupola on an existing church building, seven (7) equipment cabinets within a new equipment building, a 30kw emergency generator with a 150 gallon fuel tank within a new enclosure, and two (2) GPS antennas. The property is located at 4747 College Avenue in the RM-1-1, RS-1-7, and the CU-2-4 Zones of Central Urbanized Planned District (CUPD) within the College Area Community Plan, the Crossroads Redevelopment Project Area, Parking Impact Overlay Zone-Campus Impact, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (AIA) – Review Area 2 for the Montgomery Field, and Council District 7. The existing building is located within the portion of the property that is zoned RS-1-7. Environmental Exemption. Report No. – PC-12-075.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **AMENDMENTS TO THE LDC AND LDM AND REPEAL OF OUTDATED DOCUMENTS**

City Council District: All Plan Area: All

Staff: Amanda Lee

The proposed action would repeal six outdated council policies in the Council Policy Manual (600-4 Standards for Rights-of-Way, 600-12 Street Names, 600-16 Major Structures Spanning Public Rights-of-Way, 600-21 Subdivision Agreements, 600-25 Underground Conversion of Utility Lines at Developer Expense, and 600-37 Development Agreements) and three outdated Appendices in the Land Development Manual (Appendix C: Equestrian Trails, Appendix G: Solar Design Guidelines for Subdivisions, and Appendix K: Temporary Off-Premises Directional Signs); and would amend the Land Development Code (Chapter 12, Articles 4, 5, 6, and 9; and Chapter 14, Articles 2 and 4) to better implement the policy intent and allow for retirement of the outdated documents. The City’s Environmental Analysis Section (EAS) determined that the proposed amendments to the Land Development Code (including retirement of three Land Development Manual Appendices) is an activity that is not subject to CEQA in accordance with State CEQA Guidelines Section 15060(c)(2), as it will not result in a direct or reasonably foreseeable indirect physical

change in the environment. EAS determined that the proposed retirement of council policies is not a project as defined in CEQA Guidelines Section 15378, and therefore is not subject to CEQA in accordance with CEQA Guidelines Section 15060(c)(3).
 Report No. – PC-12-082

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the amendments and retirement of specified council policies and Land Development Manual Appendices.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the amendments and retirement of specified council policies and Land Development Manual Appendices.

ITEM – 12: ***DIAMOND FAMILY HEALTH CENTER – PROJECT NO. 233732**
 City Council District: 4 Plan Area: Encanto

Staff: Glenn Gargas

Diamond Family Health Center – Site Development Permit (Southeastern San Diego Planned District), Planned Development Permit and Map Waiver to construct a three story, approximate 22,924 square foot medical office building, with requested deviations for increased building height to allow maximum structure height of 60 feet where 30 feet is allowed, reduced off-street parking to allow for the application of the Transit Area Overlay Zone to provide 80 parking spaces where 92 are required and a reduced front yard setback to allow for a 10 foot setback along 47th Street where a 20 foot setback is required, on a vacant 1.39 acre property. The project site is located at 505 47th Street (vacant lot on the southeast corner of 47th Street and Market Street), in the CSF-1 Zone of the Southeastern San Diego Planned District, Airport Influence Area and within the Encanto Neighborhoods Community. A Mitigated Negative Declaration was prepared for this project. Report No. – PC-12-085

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **SANTA LUZ ASSISTED LIVING COMMUNITY PLAN AMENDMENT INITIATION**

City Council District: 1

Plan Area: Black Mountain Ranch

Staff: Michael Prinz

Santa Luz Assisted Living Community Plan Amendment Initiation – The subject property is a 3.28 acre site located at 14740 Via Fiesta within the Black Mountain Ranch community planning area and is currently designated Institutional-Seniors Center and Institutional-Recreation Center.

Description: The applicant is requesting the initiation of a Community Plan amendment to the Black Mountain Ranch Subarea Plan to re-designate two sites – 1) an approximately 0.85-acre site designated Institutional – Seniors Center, and 2) an approximately 2.3-acre site designated Institutional-Recreation Center – to Institutional – Nursing Facility.

Environmental Document. This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. Report No. – PC-12-087

TODAY’S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.