

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 18, 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.*

*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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 THE MINUTES FROM:**

- **SEPTEMBER 6, 2012**
- **SEPTEMBER 20, 2012**
- **SEPTEMBER 27, 2012**

ITEM – 7: ***Expedite***

**COPLEY-PRICE FAMILY YMCA - PROJECT NO. 266825**

City Council District: 3

Plan Area: Mid-City

Staff: Laura C. Black

Project proposes a Conditional Use Permit, Planned Development Permit and easement vacations to construct a new two-story, 59,700-square-foot Recreation Facility, a 7,300-square-foot enclosed pool, demolish the existing three-level parking structure and construct a new three-level, 296 parking space above-grade garage. The project site was formerly an auto dealership, and is currently improved with an existing three-level parking structure on a portion of the remaining vacant lot. The project will require deviations for setbacks; refuse storage location; transparency in specific locations within the project site and offsetting plane requirements for the parking structure. The recreation facility would provide general membership to the local community and offer two pools, exercise and workout rooms, a computer lab, picnic area, outdoor play yard, and an outdoor soccer arena. The project site is located on a 3.70 acre site at 4393 43<sup>rd</sup> Street and 4300 El Cajon Boulevard. The site is bound to the North by Meade Avenue, the South by El Cajon Boulevard, the East by Fairmount Avenue and the West by 43<sup>rd</sup> Street, within the CUPD-CU-2-4 zone of the Central Urbanized Planned District, the City Heights Redevelopment Project Area, the Transit Area Overlay Zone, and the Kensington-Talmadge neighborhood of the Mid-City Communities Plan Area. The project shall integrate sustainable features consistent with council policy 600-27 and 900-14. The project will pursue LEED Silver Certification. Exempt from Environmental. Report No. PC-12-103

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

ITEM – 8: **SPRINT NEXTEL LAKE MURRAY - PROJECT NO. 237331**

City Council District: 7

Plan Area: Navajo

Staff: Jeffrey A. Peterson

Sprint Nextel Lake Murray: Planned Development Permit and Neighborhood Use Permit to continue operating a Wireless Communication Facility that contains six (6) panel antennas behind a Fiberglass Reinforced Panel (FRP) enclosures on the roof of an existing church and six (6) equipment cabinets located within a 200 square foot equipment building on site. The property is located at 8350 Lake Murray Boulevard in the RM-1-1 Zone within the Navajo Community Plan, Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area-Review Area 2 for Montgomery Field, Federal Aviation Administration (FAA) Part 77 Noticing Area for Montgomery Field, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 7. Exempt from Environmental. Report No. PC-12-100

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **SPRINT NEXTEL DEL MAR HEIGHTS - PROJECT NO. 244127**

City Council District: 1

Plan Area: Carmel Valley

Staff: Jeffrey A. Peterson

Sprint Nextel Del Mar Heights: Development Permit and Neighborhood Use Permit to continue operating a Wireless Communication Facility that contains three (3) panel antennas mounted on an existing SDG&E high voltage utility pole and two (2) existing equipment cabinets and space for four additional cabinets (total of 6 cabinets) are located within a masonry and chain linked fenced enclosure consisting of 313 square feet with the addition of (3) panel antennas two (2) feet below the existing antennas . The property is located at 4426 1/3 Lansdale Drive on City owned property in the SF-3 Zone of Carmel Valley Planned District (CVPD) within the Carmel Valley Community Plan, and Council District 1. Exempt from Environmental. Report No. PC-12-101

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 10: \*CHOLLAS DAM VEGETATION REMOVAL PROJECT - PROJECT NO. 238297**

City Council Districts: 4 &amp; 6

Plan Area: Mission Valley &  
Mid-City Eastern Area

Staff: Helene Deisher

Chollas Dam Vegetation Removal Project - The project proposes required maintenance work within Chollas Dam in order to comply with a California Department of Water Resources health and safety recommendation. The Public Utilities Department proposes to remove (0.1) acre of upland and wetland vegetation located on the eastern side of Chollas Dam; on the (right upstream) dam abutment, and along a 10-foot vegetation buffer from the dam abutment. The impacts are considered to be permanent because it is assumed that ongoing maintenance activities will prevent any reestablishment of the vegetation. The work requires a Site Development Permit and includes deviations to wetland regulations. The Chollas Dam and Reservoir, is located in the Eastern Area of the Mid-City Communities Plan area. A Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA) is proposed for off-site mitigation located at the San Diego River Wetland Creation Site. The BLA proposes to include the entirety of the San Diego River Wetland Creation mitigation site into the MHPA to facilitate future mitigation allocations and allow for regulatory sign-off and final approval from the Wildlife Agencies. The mitigation site is on city owned land and is located within the Mission Valley Community Planning Area. Mitigated Negative Declaration No. 238297/SCH No. 2012061050. Report No. PC-12-105

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.