

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., APRIL 11, 2013
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 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 THE MINUTES FROM:**
 • **NOVEMBER 29, 2012**
 • **DECEMBER 13, 2012**
 • **JANUARY 17, 2013**
 • **JANUARY 24, 2013**
 • **JANUARY 31, 2013**

ITEM – 7: *Appeal of Hearing Officer’s decision on July 11, 2012; Continued from February 28, 2013; Trailed from March 28, 2013*

2975 OCEAN FRONT WALK MAP WAIVER - PROJECT NO. 271240

City Council District: 2

Plan Area: Mission Beach

Staff: William Zounes

Appeal of the Hearing Officer decision to approve a Map Waiver application to waive the requirements of a Tentative Map and a request to waive the requirement to underground existing overhead utilities to convert three residential units into condominium units on a 0.09-acre site located at 2975 Ocean Front Way in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan.

The site is within state coastal jurisdiction and is within the Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones. Exempt from CEQA. Report No. PC-13-022

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Staff’s Decision on November 7, 2012; Trailed from March 28, 2013*

710 GARNET SIDEWALK CAFE – PROJECT NO. 243190

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris E. Dye

710 Garnet Sidewalk Café - Neighborhood Development Permit - Project is a 200 square-foot sidewalk café in the public right-of-way in front of the establishment at 710 Garnet Avenue. Project is Exempt from the requirements of the California Environmental Quality Act (CEQA). Report No. PC-13-011

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: *Appeal of Civic San Diego Board’s decision on February 27, 2013*

BLUE SKY - PROJECT NO. CCDP/CDP 2012-48

City Council District: 3

Plan Area: Downtown

Staff: Brad Richter

An appeal of the Civic San Diego Board of Director’s approval (Process 3) of Centre City Development Permit/Planned Development Permit Nos. 2012-48 for the Blue Sky project. The Blue Sky project is a dual tower, 21-24 story residential project containing 939 apartment units. The project lies on the full block bound by A and B streets, Eighth and Ninth avenues in the East Village neighborhood of the Downtown Community Plan area.

This project 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 Centre City Redevelopment Plan, certified by the Redevelopment Agency (“Agency”) on March 14, 2006 (Resolution R-04001), and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. Report No. PC-13-044

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: **LAND DEVELOPMENT CODE AMENDMENTS RELATED TO MICROBREWERIES**

City Council District: All

Plan Area: All

Staff: Amanda Lee

A request for approval of amendments to the Land Development Code to allow for manufacturers of malt beverages or distilled spirits, of at least 12,000 square feet in size to have an accessory restaurant or tasting room that is greater than 3,000 square feet in gross floor area. Microbreweries are classified as a light manufacturing use, and are permitted in most industrial zones including the light industrial, heavy industrial, small lot industrial, and some industrial park zones (IP-2-1). The larger craft beer manufacturers are seeking sites that can accommodate new or expanded breweries with full service restaurants. However, restaurants are currently limited to a maximum of 1,000 square feet in small lot industrial zones, and to a maximum of 3,000 square feet in all other industrial zones. The proposed ordinance would allow manufacturers of malt beverages or distilled spirits to develop an accessory restaurant or tasting room up to a maximum of 25 percent of the floor area. The establishment of large breweries and beverage production facilities within the City will generate net new sales tax and property tax revenues for the City's general fund.

Report No. PC-13-028

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend the City Council to approve the project.

ITEM – 11: ***LIBERTY STATION EAST HOTEL DEVELOPMENT - PROJECT NO. 285352**

City Council District: 2

Plan Area: Peninsula

Staff: PJ Fitzgerald

The Naval Training Center (NTC) Unit 8 Hotel Development ("Liberty Station East Hotel Development") is an application for a Planned Development Permit (PDP),

Vesting Tentative Map (VTM), and Easement Vacations (vacation of a portion of Halsey Street and vacation of existing water, sewer and storm drain easements) for the construction of a 650-room hotel development, including a 252-room hotel (approximately 217,180 square feet), a 215-room hotel (approximately 142,550 square feet), a 183-room hotel (approximately 87,420 square feet), and 3,810 square feet of associated restaurant facilities, and maintenance of a 490-square foot existing pump station. The 15.85-acre project site is located at the intersection of North Harbor Drive and Lee Court, within the CC-5-5-Zone, Airport Influence Area (AIA), Airport Environs Overlay Zone (AEOZ), Federation Aviation Administration (FAA) Part 77 Notification Area, Coastal Overlay Zone, within the Unit 8 Hotel area of the Naval Training Center (NTC) Precise Plan and Local Coastal Program, in the Peninsula Community Plan area. Report No. PC 13-032.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **VERIZON WIRELESS XIMED PDP - PROJECT NO. 303571**
 City Council District: 1 Plan Area: University

Staff: Simon Tse

Planned Development Permit and Neighborhood Use Permit to modify existing Wireless Communication Facility (WCF) located at 9850 Genesee Ave in the RS-1-14 zone of the University Community Plan. The modification consists of the removal of fifteen (15) existing Verizon antennas behind the parapet wall and the installation of a 20' by 20' rooftop penthouse to conceal a total of twelve (12) antennas. The proposed rooftop penthouse is located on an existing hospital and above the RS-1-14 zone height limit of 35-feet. The equipment associated with this project is located inside the existing building on the 9th floor, not visible to the public. The project was exempt from CEQA pursuant to Sections 15301 and 15303. Report No. PC-13-038

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: CROWN CASTLE - SHERMAN - PROJECT NO. 290553

City Council District: 8

Plan Area: Southeast San Diego: Logan Heights

Staff: Alex Hempton

Crown Castle - Sherman is an application for a Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of six (6) panel antennas mounted to two 30-foot high light standards in an existing parking lot. Equipment associated with the antennas is located in a 351-square foot enclosure located adjacent to the light standards, also located in the parking lot. The project is located at 1948 Kearny Avenue in the Southeast San Diego: Logan Heights community plan area. (The project is part of the larger Calvary Baptist Church property, which has an address of 735 Cesar Chavez Parkway.) The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and was determined to be exempt per categorical exemption 15301 (Existing Facilities). Report No. PC-13-042

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 14: THE GLEN AT SCRIPPS RANCH - PROJECT NO. 264823

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: John S. Fisher

A development application requesting approval of a Continuing Care Retirement Community (CCRC) through a Conditional Use Permit and Site Development Permit was received and deemed complete on December 7, 2011. The Land Development Code does not currently have a use category that fully encompasses the types of uses that compose a CCRC. As a result staff has been attempting to regulate the individual components of CCRCs (housing for seniors citizens, nursing facilities, and multiple dwelling units). The result is a mix of development requirements that do not accurately address the operations and reflect a CCRC. The applicant is requesting the Planning Commission make a determination of use as identified in Section 131.0110 of the Municipal Code (Determination of Use Category and Subcategory) that a Continuing Care Retirement Community is most like a Residential Care Facility. Further, City staff is requesting this recommendation to the Development Services Director by the Planning Commission be applied City-wide with the exception of

Prop "A" Lands. This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3). Report No. PC-13-048

TODAY'S ACTION IS:

Recommendation to the Development Services Director.

DEPARTMENT RECOMMENDATION:

Recommend a CCRC is most like a Residential Care Facility.