

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 23, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: ***Expedite***

LIVING LAB-OCEAN DISCOVERY – PROJECT NO. 287114

City Council District: 9

Plan Area: City Heights Neighborhood
of the Mid-City Communities

Staff: Jeffrey A. Peterson

Living Lab-Ocean Discovery: Process 5 Conditional Use Permit (CUP), Site Development Permit (SDP) and Public Right-of-Way (ROW) Vacation for a portion of Thorn Street to allow for the demolition of two existing single family dwelling units and construction of an 11,737-squarare foot education and research facility, including 35,000 square feet of outdoor features, and a detached 380-square foot residential studio on a proposed 0.64-acre site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30 percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving LEED Platinum or equivalent level certification. The project site is located at new address 4255 Thorn Street (formally 3239 Van Dyke Ave and 4251 Thorn Street) in the RS-1-7 Zone within the Central Urbanized Planned District Boundary, the City Heights Neighborhood of the Mid-City Communities Planning Area, City Heights Redevelopment Project Area, and Council District 9. Environmental Exemption. Report No. PC-13-061

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 – 7: *Appeal of Hearing Officer's decision on March 20, 2013*

7-11 - WASHINGTON STREET – PROJECT NO. 286427

City Council District: 3

Plan Area: Uptown

Staff: Michelle Sokolowski

Appeal of the Hearing Officer's March 20, 2013, decision to deny a request for a Conditional Use Permit to allow Type 20 (beer/wine) alcohol sales at a proposed 24-hour convenience store. The 0.38-acre property site is located at 126 Washington Street, in the CN-2A Zone of the Mid-City Communities Planned District, the FAA Part 77 Notification Area, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the Uptown Community Plan Area. Exempt from Environmental. Report No. PC-13-053

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Hearing Officer's decision on March 6, 2013*

***KHOULI RESIDENCES – PROJECT NO. 210143**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Sandra Teasley

The project is an appeal of the Hearing Officer's decision to approve a Site Development Permit for environmentally sensitive lands, for the construction of 2 single-family residences on 2 vacant lots located at 11448 and 11480 Alamazon Street (Lots 205 and 208) in the Rancho Penasquitos Community Planning Area. The site is zoned RS-1-14, contains Steep Hillside, and is located within the Airport Influence Area. Addendum to Mitigated Negative Declaration No. 6107. Report No. PC-13-067.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: **VERIZON DIVISION - PROJECT NO. 260315**
City Council District: 4 Plan Area: Encanto

Staff: Jeffrey A. Peterson

Verizon Division: (Process 4) Conditional Use Permit, Site Development Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a 50-foot tall monopalm supporting 12 panel antennas, 2 GPS antenna, 396 square foot equipment building containing 5 equipment cabinets and an emergency generator. The property is located at 6070 Division Street in the SF-5000 Zone of the Southeastern San Diego Planned District (SESDDP) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (SESDDCP) and Council District 4. Exempt from Environmental. Report No. PC-13-039

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **VERIZON CLOUDCREST – PROJECT NO. 293137**
City Council District: 5 Plan Area: Rancho Bernardo

Staff: Karen Lynch-Ashcraft

Verizon - Cloudcrest Planned Development Permit for a wireless communication facility consisting of a 45' tall faux tree supporting 12 panel antennas and a 4' diameter microwave dish. The associated equipment is proposed in an adjacent 508-square foot cement block enclosure. The facility is proposed on the western portion of the property located at 16530 Via Esprillo in the IP-2-1 zone. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-052

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **VERIZON – LINDA VISTA – PROJECT NO. 298189**
City Council District: 7 Plan Area: Linda Vista

Staff: Alex Hempton

Verizon - Linda Vista is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The WCF consists of antennas located on two 30-foot high light standards in an existing parking lot. Equipment associated with the antennas is located in an enclosure within the parking lot. The project is located at 6545 Alcalá Knolls Drive. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15301 - Existing Facilities. Report No. PC-13-055

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **VERIZON – SUNSET CLIFFS – PROJECT NO. 266961**
City Council District: 2 Plan Area: Ocean Beach

Staff: Alex Hempton

Verizon - Sunset Cliffs is an application for a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The WCF consists of antennas located on two 30-foot high light standards in an existing parking lot. Equipment associated with the antennas is located in a cabinet mounted to one of the light standards. The project is located at 1371 Sunset Cliffs Boulevard. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per Categorical Exemption 15301 - Existing Facilities. Report No. PC-13-056

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **7/ELEVEN UNIVERSITY & 39TH ST– PROJECT NO. 263525**
City Council District: 9 Plan Area: Mid-City Communities

Staff: Patrick Hooper

This application is seeking a Planned Development Permit for deviations to the development regulations in order to develop the 0.17-acre site with a 7/Even store. The use would not include alcohol sales. The design and siting of the building does not comply with the development regulations or the community plan recommendation for pedestrian orientated development. The applicant is requesting a hearing with a staff recommendation to deny the project. An environmental exemption for the purpose of denying the project was prepared. The Planning Commission can either deny the project; or find merit in the design and direct staff to return with the appropriate environmental document, development permit and resolution to approve the project at a future hearing. Report No. PC-13-066

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny the project.

ITEM – 14: **GENERAL PLAN MONITORING PROJECT REPORT 2012**
City Council District: All Plan Area: Citywide

Staff: Nancy Bragado

This is an information item to present the General Plan Monitoring Report - 2012. The Monitoring Report was prepared to measure progress in implementing the City of San Diego General Plan. No action is requested from the Planning Commission. Report No. PC-13-070

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION