

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., APRIL 10, 2014  
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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     *Appeal of Development Services Department’s decision on January 30, 2014*

**APPEAL OF THE SUNROAD CENTRUM PHASES 4 & 5 SUBSTANTIAL CONFORMANCE REVIEW – PROJECT NO. 347300**

City Council District: 6                      Plan Area: Kearny Mesa

Staff: Sandra Teasley

The project is an appeal of the January 30, 2014 Development Services Department’s decision to approve a Process 2 Substantial Conformance Review (SCR) to Project No. 257079, to revise architectural plans for Phases 4 and 5 residential projects. The SCR proposes revisions to the original project including: The removal of 704 subterranean parking spaces containing excess parking spaces for adjacent existing and proposed commercial office buildings; the addition of a pedestrian bridge/walkway to connect Phases 4 and 5 buildings; and an increase in building height (five feet). The 13.87-acre site is located between Lightwave Avenue and Spectrum Center Boulevard, is subject to the CA zone, and is within the New Century Center Master Plan. Environmental Impact Report (EIR) No. 96-0165, EIR Addendum LDR No. 99-1269 and Mitigated Negative Declaration LDR No. 410101 adequately covered this activity and the activity is not a separate project. Report No. Report No. PC-14-027.

**TODAY’S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 7:     **VERIZON WIRELESS BEELER CANYON GENERATOR – PROJECT NO. 343018**

City Council District: 5                      Plan Area: Rancho Encantada

Staff: Simon Tse

A Planned Development Permit (PDP), Neighborhood Development Permit (NDP), and Neighborhood Use Permit (NUP) to add an emergency generator to an existing Wireless Communication Facility located at 16688 Stonebridge Parkway, in the AR-1-1 zone of the Rancho Encantada Community Planning area. The emergency generator will be located above the existing equipment enclosure, fully enclose with a tile roof to match the existing structure on site. The project requires an amendment to the previous PDP No. 699784, SDP No. 699783, and NUP No. 650018. The project was exempt from CEQA. Report No. PC-14-028

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: **VERIZON – BERNARDO PLAZA – PROJECT NO. 342291**  
 City Council District: 5                      Plan Area: Rancho Bernardo

Staff: Karen Lynch

Verizon – Bernardo Plaza: Neighborhood Development Permit/ Planned Development Permit. Process 4 for a Wireless Communication Facility (WCF) consisting of 12 panel antennas and a 4’ diameter microwave dish concealed within an architectural tower element on the roof of a commercial center. Associated equipment and generator are proposed to be located in a 416-square foot enclosure on the rear of the property. The project is located at 16771 Bernardo Center Drive in the CC-2-3 zone within the Rancho Bernardo Community planning area. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-14-026

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.