

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 22, 2014
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: OATH OF OFFICE & SEATING OF NEW PLANNING COMMISSIONERS.

ITEM – 2: RECOGNITION & APPRECIATION OF OUTGOING PLANNING COMMISSIONERS ERIC NASLUND AND MICHAEL SMILEY.

ITEM – 3: 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ITEM – 4: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 5: **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 – 6: **DIRECTOR’S REPORT.**

ITEM – 7: **COMMISSION COMMENT.**

ITEM – 8: **MERGE – PROJECT NO. 311061**

City Council District: 1

Plan Area: Carmel Valley

Staff: John S. Fisher

The Merge project proposes Easement Vacations, Vesting Tentative Map, Planned Development Permit and Site Development Permit and a Comprehensive Sign Program to amend prior approvals. The Merge project proposes to develop a graded 4.11 acre site with a mixed-use development consisting of twenty-two multi-family residential units and approximately 32,355 square feet of neighborhood serving retail and office uses in four buildings on seven lots. The project proposes three deviations: 1. A deviation to allow three of four buildings to be up to three feet six inches higher than the maximum thirty feet allowed, 2. A deviation to allow residential uses on the ground floor of three townhomes in Building 4 within the front half of the lot, and 3. A deviation to allow trees, distributed twenty-four feet on center, along the edge of the vehicular use area within Lot 2 rather than within the vehicular use area. The site is located at the northwest corner of Carmel Mountain Road and Carmel Country Road in the Carmel Valley Planned District – Neighborhood Commercial Zone in the Carmel Valley Neighborhood 10 Precise Plan area of Council 1. This project is within the scope of Final Addendum to Environmental Impact Report No. 91-0834 and Subsequent EIR No. 96-0736/96-0737, certified on September 4, 2007. This report adequately describes the activity for the purposes of CEQA. Report No. PC-14-032

TODAY'S ACTION IS:

Process 4. Approve, modify or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 9: **VERIZON WIRELESS SATURN BLVD. – PROJECT NO. 348557**
City Council District: 8 Plan Area: Otay Mesa Nestor

Staff: Simon Tse

Planned Development Permit and a Coastal Development Permit (Process 4) application for a new Wireless Communication Facility (WCF) located at 595 Saturn Blvd. The WCF is located in the CC-1-3 zone of the Otay Mesa Nestor Community Plan and the Coastal Overlay Zone (Coastal Appealable area). The WCF consists of a total of sixteen (16) antennas, sixteen (16) Remote Radio Units (RRUs) and a microwave dish all concealed behind the rooftop parapet using Fiberglass Reinforced Panel (FRP) materials, painted and textured to match the existing building. The equipment associated with this project is located inside a 253-square foot equipment enclosure. Additionally, a 30kW emergency generator is located inside a separate 144-square foot equipment enclosure. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA state Guidelines Section 15303 (New Construction). Report No. PC-14-035

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 10: **VERIZON WIRELESS SOUTHCREST – PROJECT NO. 258750**
City Council District: 9 Plan Area: Southeastern San Diego

Staff: Simon Tse

Planned Development Permit (Process 4) application for a new Wireless Communication Facility (WCF) located at 1490 South 43rd Street. The WCF is located in the Southeastern San Diego Planned District CT-2 zone of the Southeastern San Diego Community Plan. The WCF consists of a total of twelve (12) antennas, twelve (12) Remote Radio Units (RRUs) and a microwave dish all concealed behind the proposed rooftop features. The equipment associated with this project is located inside a new 250-square foot equipment enclosure with new wood siding and trim to match the existing building design. The project was exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA state Guidelines Section 15303 (New Construction). Report No. PC-14-036

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: VERIZON - PLNU – PROJECT NO. 328979

City Council District: 2

Plan Area: Peninsula

Staff: Alexander Hempton

Verizon – PLNU is an application for a Planned Development Permit (PDP), Coastal Development Permit (CDP), Site Development Permit (SDP), and Conditional Use Permit (CUP), Process 4, for a Wireless Communication Facility (WCF). The project consists of the replacement of two existing light standards with two new 30-foot tall light standards, each supporting three (3) panel antennas. Equipment associated with the antennas, and an emergency generator, would be located in an equipment building. The project is located on the Point Loma Nazarene University (PLNU) campus, with an address of 3900 Lomaland Drive, in the Peninsula community plan area. Specifically, the project is located adjacent to an existing track and field recreation area on campus. The project was evaluated pursuant to the California Environmental Quality Act (CEQA), and to be determined to be Categorical Exempt per CEQA State Guidelines Section 15303 (New Construction). Report No. PC-14-037

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: AT&T ATRIA – PROJECT NO. 2013-22

City Council District: 3

Plan Area: Downtown

Staff: Lorena Cordova

A Conditional Use Permit (CUP), Process Four, for a proposed Wireless Communication Facility (WCF) at Atria, an existing mixed-use residential building with ground-floor commercial uses located at 101 Market Street within the Marina Planned District of the Downtown Community Plan area. The WCF will include

twelve (12) panel antennas and forty-eight (48) remote radio units with a new rooftop enclosure and associated equipment within an existing storage room in the building. The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168. Report No. PC-14-039

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.