

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., NOVEMBER 20, 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: 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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:**
 • **OCTOBER 30, 2014**

ITEM – 7: *Expedite*

* **PARKSIDE AT DENNERY RANCH – PROJECT NO. 364849**

City Council District: 8

Plan Area: Otay Mesa

Staff: Laura C. Black

The project proposes the subdivision of one lot into two (2) lots to create 73 residential condominiums and a future public park on a 22.1 acre vacant site located at 360 1/3 Dennery Road (temporary address). Lot One will contain 73 residential units on approximately 10.0 acres. The project is being processed within the Affordable Expedite Program and requires a total of eight (8) affordable dwelling units. These eight affordable units were constructed by Garden Communities as part of Green Village Units 13 and 14 within the Otay Mesa Community. Lot Two will contain a future public park on 12.1 acres of which 9 acres will be devoted to park space. The park is a requirement for a community population based park requirement of the Otay Mesa Community Plan. The site abuts the Otay River Valley to the north, Dennery Road to the south and Dennery Canyon to the east. The project site is located within the RM-2-4 zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 2 – Brown Field), FAA Part 77 Notification Area (Brown Field 631 feet mean sea level (MSL), Airport Overflight Notification Area (Brown Field), Precise Plan for Dennery Ranch and within the Otay Mesa Community Plan Area. Addendum to EIR No. 88-0785. Report No. PC-14-073

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: **AT&T MADDOX PARK - PROJECT NO. 325073**
City Council District: 6 Plan Area: Mira Mesa

Staff: Karen Lynch

AT&T - Maddox Park. Conditional Use Permit/Neighborhood Development Permit/Neighborhood Use Permit (Process 4) for a wireless communication facility consisting of a new 53' tall monopine supporting 12 panel antennas, 24 Remote Radio Units (RRU) and 4 surge protectors. Associated equipment is proposed within an adjacent 300-square foot concrete block enclosure. The project is located at 7799 Flanders Drive in the OP-1-1 Zone of the Mira Mesa Community Plan Area. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-14-067

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **VERIZON – SD ZOO GENERATOR – PROJECT NO. 288374**
City Council District: 3 Plan Area: Uptown

Staff: Karen Lynch

Verizon - SD Zoo Generator, Planned Development Permit for the addition of a 30kw enclosed emergency generator to support an existing wireless communication facility located at 666 Upas Street. The wireless communication facility is located on the roof top while the generator is proposed on the north side of the building, adjacent to the alley. The project proposes a 2.6-foot side yard setback where 6-feet is required. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-14-068

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM –10: * **RANCHO DEL SOL – PROJECT NO. 157399**
 City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Sandra Teasley

The project is a Site Development Permit for Environmentally Sensitive Lands for to conduct restoration activities for a previously graded site, for compliance with State Superior Court Stipulated Judgment- Case No. GIC 801949 and compliance with 2007 Army Corps of Engineers (ACOE) Restoration Order (No. SPL-2002-0667), and, formation of a wetland mitigation bank. The site is located north and south of SR-56 along Rancho Sante Fe Farms Road and east and south of Caminito Mendiola and, along Carmel Valley Road and east of Rancho Sante Fe Farms Road and Black Mountain Road. The site is zoned AR-1-1, OC-1-1 and RS-1-14, Coastal Overlay zone within the Pacific Highlands Ranch Community Plan. Mitigated Negative Declaration. Report No. PC-14-070

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM –11: **9455 TOWNE CENTRE DRIVE COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 291342**

City Council District: 1 Plan Area: University

Staff: Dan Monroe

9455 Towne Centre Drive Community Plan Amendment Initiation. The subject property is a 3.9 acre site located at 9455 Towne Center Drive within the University Community Plan, FAA Part 77, Airport Influence Area, Parking Impact Overlay Zone, Community Plan Implementation Overlay Zone, Prime Industrial Lands. Council District 1.

Initiation of a Community Plan Amendment to the University Community Plan for a change in land use from Scientific Research to allow greater flexibility in allowable uses and to increase development intensity for the site.

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. Report No. PC-14-078

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Deny the initiation.