

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 18, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite*

*** CHW ARIZONA STREET DEVELOPMENT – PROJECT NO. 359872**

City Council District: 3 Plan Area: Greater North Park

Staff: Laura C. Black

The project proposes to demolish an existing building and existing surface parking lots and construct a new, 6-story, 145,213 square foot, market rate, multi-family residential building, providing 118 residential units and a total of 151 parking spaces on a 1.21 acre lot located at 4220 Arizona Street. Additionally, the project proposes to construct a 5-story, 83,557 square foot, for-rent, senior housing residential building, providing 76 units (23 affordable units dedicated to very low income households) and 58 parking spaces on a 0.56 acre lot located at 4212 Texas Street. The project premise will provide a total of 194 residential units. The project premise is located in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area and is within the Greater North Park Community Plan area. Mitigated Negative Declaration No. 359872. Report No. PC-14-074

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 7: *Expedite*

VILLA GRANDE TRIPLEXES – PROJECT NO. 379426

City Council District: 2 Plan Area: Pacific Beach

Staff: Laura C. Black

The project proposes the demolition of one existing commercial structure and two single dwelling units. The project will construct four (4) new triplex buildings, totaling 25,539 square feet, for a total of twelve (12) residential dwelling units and 997 square feet of commercial space. The project site is located at 1634, 1644 and 1652 Grand Avenue within the RM-2-5 and CC-4-2 zones, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable 2 Area), Parking Impact Overlay Zone (Coastal Impact Area), the Pacific Beach Community Plan and Local Coastal Program Area. The entire project is providing 26 parking spaces including two (2) commercial spaces, two (2) motorcycle spaces and six (6) bicycle spaces. The project shall integrate photovoltaic panels consistent with City’s Sustainable Policies within each proposed triplex building. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 - Infill Development. Report No. PC-14-081

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: *Expedite*

MONARCH COTTAGES – PROJECT NO. 370400

City Council District: 1 Plan Area: La Jolla

Staff: Laura C. Black

The project proposes a 26 unit (42 bed) Residential Care Facility for the Elderly and for persons with Alzheimer, Dementia or other cognitive challenges, to be located within an existing two-story, 18,136 square foot building at 7630 Fay Avenue within Zone 3 of the La Jolla Planned District (LJPD), Coastal Overlay Zone (Non-appealable - Area 2), Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan and Local Coastal Plan area. The project shall be consistent with the City’s Sustainable Policies. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301- Existing Facilities. Report No. PC-14-082

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: *Appeal of Hearing Officer’s decision on October 15, 2014***A GREEN ALTERNATIVE MMCC– PROJECT NO. 368304**

City Council District: 8 Plan Area: Otay Mesa

Staff: Edith Gutierrez

The proposed project is a request for a Conditional Use Permit (CUP) to operate a Medical Marijuana Consumer Cooperative (MMCC) in a vacant 1,406 square foot, tenant space, within an existing 14,090 square foot, one story, commercial building on a 2.47-acre site. The MMCC site is located at 2335 Roll Drive, Suite 4 and is in the IL-3-1 Zone and Airport Influence Area (Brown Field) within the Otay Mesa Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 14, 2014, circulated for public review and the opportunity to appeal that determination ended on August 28, 2014. Report No. PC-14-083

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: *Continued from September 25, 2014; Appeal of Development Services Department’s decision on June 25, 2014**** WHALE WATCH WAY – PROJECT NO. 328415**

City Council District: 1 Plan Area: La Jolla

Staff: John S. Fisher

The Whale Watch Way project proposes a Site Development Permit and Coastal Development Permit to allow the demolition of an existing single family structure and construction of a 7,001 two-story single family structure over a basement located on a 0.46 acre site at 8490 Whale Watch Way. The site is located in the La Jolla Shores Planned District-Single Family Zone, Coastal and Coastal Height Overlay Zones within the La Jolla Community Plan. The La Jolla Community Planning Association filed an appeal of the Hearing Officer decision of June 25, 2014 approving the proposed project. Report No. PC-14-056

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 11: AT&T VALLEY CENTRE (CHIPOTLE) - PROJECT NO. 358540

City Council District: 1

Plan Area: Carmel Valley

Staff: Alexander Hempton

AT&T Valley Centre (Chipotle) is an application for a Neighborhood Development Permit (NDP), Site Development Permit (SDP), and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of panel antennas, mounted on the roof of an existing building, behind radio-frequency (RF) transparent screening, with equipment associated with the antennas located in an enclosure adjacent to the parking lot. The project is located at 3881 Valley Centre Dr. in the Carmel Valley Community Plan Area in the CVPD-VC zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction. Report No. PC-14-075

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: SPRINT- SANTA LUZ FIRE STATION – PROJECT NO. 338841

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: Alexander Hempton

Sprint - Santa Luz Fire Station is an application for a Neighborhood Use Permit and Planned Development Permit, Process 4, for a Wireless Communication Facility. The project consists of panel antennas, mounted within an existing tower element behind radio-frequency transparent material. Equipment associated with the antennas is located in a new enclosure adjacent to the fire station. The project is located in the Black Mountain Ranch community plan area, in the AR-1-1 zone, at 14556 Lazanja Dr. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction. Report No. PC-14-077

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **VERIZON – WRIGHT'S RANCH – PROJECT NO. 231240**
City Council District: 5 Plan Area: Black Mountain Ranch

Staff: Karen Lynch

Verizon – Wright's Ranch Neighborhood Use Permit, Planned Development Permit (Amendment to PRD 95-0173), and Easement Vacation for a wireless communication facility consisting of a 1568-square foot faux adobe house designed to conceal up to three wireless carriers' facilities. Verizon is processing this application for their facility which includes 15 panel antennas a 2' diameter microwave dish, 12 remote radio units, an emergency generator and associated equipment cabinets all concealed within a faux adobe house proposed on a lot located west of San Dieguito Road. This project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-14-086

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.