

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 26, 2015
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**
 • **FEBRUARY 12, 2015**

ITEM – 8: **UPDATE TO THE CITY’S STORM WATER STANDARDS MANUAL**
 City Council District: All Plan Area: All

Staff: Sumer Hasenin

INFORMATION ITEM: Presentation of proposed updates to the City’s Storm Water Standards Manual to address new development regulations in the 2013 Regional Municipal Storm Water Permit. The San Diego Regional Water Quality Control Board (RWQCB) adopted new Regional Municipal Storm Water Permit (Permit), Order No. R9-2013-0001, in May 2013. The Permit imposes new development regulations on Priority Development Projects (PDP) to control pollutants in storm water runoff and manage hydromodification that may be caused by runoff discharged from a project.

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 9: *Expedite*

* **NEXUS ESPLANADE- PROJECT NO. 353845**
 City Council District: 2 Plan Area: University

Staff: Laura C. Black

Planned Development Permit and Site Development Permit for the construction of a new three-story, 78,000 square foot Research and Development (R&D) building, which will include 8,500 square foot of accessory uses, with 150 parking spaces provided within one level of subterranean parking and 83 surface parking spaces on a 2.5 acre vacant site located at 4750 Executive Drive.

The project premise is subject to three separate sets of entitlements. The northwest lot, address of 4755 Nexus Center Drive, is subject to Planned Commercial Development (PCD) and Resource Protection Ordinance (RPO) Permit No. 99-0762 ("La Jolla Commons"). The buildings located at 4757 and 4767 Nexus Center Drive are subject to Planned Industrial Development (PID) Permit No. 87-1049 ("La Jolla Triangle"). The vacant lot off of Executive Drive is subject to Site Development Permit (SDP) No. 9754 ("Nexus University Science Center" - Project No. 5906). The project will consolidate all existing lots for development purposes, by amending all existing development permits with one Site Development Permit (SDP) and Planned Development Permit (PDP).

The 11.27 acre project premise is located at 4755-4767 Nexus Center Drive and a vacant lot at 4750 Executive Drive within the IP-1-1 zone, Community Plan Implementation Overlay Zone (CPIOZ Type A), North University City Facilities Benefit Assessment District, Parking Impact Overlay Zone (Campus Impact Area), and the University Community Plan area. The site is identified as Prime Industrial Lands in the General Plan. The site is also located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1 for MCAS Miramar), FAA Part 77 Notification Area (550 feet), Overflight Notification Area (MCAS Miramar), Airport Safety Compatibility Transition Zone (MCAS Miramar) and is under the ALUCP 60-65 CNEL Noise Contour. Addendum to Mitigated Negative Declaration No. 5906. Report No. PC-15-009

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **AMERICAN TOWER – 5252 BALBOA - PROJECT NO. 282841**
City Council District: 6 Plan Area: Clairemont

Staff: Karen Lynch

American Tower - 5252 Balboa, Planned Development Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of new roof top screens to conceal existing and proposed antennas and equipment. Additional equipment not located on the roof top is located within the building. The project site is located at 5252 Balboa Avenue in the CC-1-3 zone, the Clairemont Mesa Height

Limitation Overlay Zone and is in the Clairemont Mesa Community Planning area. This project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-013

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 – 11: VILLAGE HILLCREST - PROJECT NO. 364722

City Council District: 3

Plan Area: Uptown

Staff: Paul Godwin

The Village Hillcrest project proposes to reallocate the square footages of allowed uses identified in the original approving permit of this 267,792 square-foot mixed-use development constructed in 1989. No changes to the square footage/building footprint or increases in Average Daily Trips (ADT) or required parking are proposed with this project. The 2.15-acre project site is located at 3955-3985 Fifth Avenue and 501-555 Washington Street, between Fifth and Sixth Avenues, south of Washington Street, within the CN-1A zone of the Mid-City Communities Planned District, the Transit Area Overlay Zone and the Residential Tandem Parking Overlay Zone in the Uptown Community Plan area. The project requires the approval of a Planned Development Permit (PDP) to amend the existing Planned Commercial Development (PCD) Permit. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) State Guidelines, Section 15162, Subsequent Environmental Impact Reports (EIRs) and Negative Declarations and determined to be consistent with Final Environmental Impact Report No. 88-0277, as the project would not result in additional impacts. Report No. PC-15-014

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: JACK IN THE BOX SOUTHEASTERN - PROJECT NO. 366524

City Council District: 8

Plan Area: Southeastern

Staff: Renee Mezo

A Site Development Permit to amend Site Development Permit No. 9200 and Planned Development Permit No. 9201 (Process 4) to construct an approximately

2,500-square-foot Jack-in-the-Box drive-thru restaurant on a vacant building pad located at 2890 National Avenue. The 1.93-acre site is in the CSR-2 Zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) State Guidelines, Section 15162, Subsequent Environmental Impact Reports (EIRs) and Negative Declarations and determined to be consistent with Mitigated Negative Declaration (MND) No. 1531, LDR No. 99-0517, as the project would not result in additional impacts. Report No. PC-15-019

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.