

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MARCH 26, 2015  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> 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 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **APPROVAL OF THE AGENDA.**

ITEM – 5:     **DIRECTOR’S REPORT.**

ITEM – 6:     **COMMISSION COMMENT.**

ITEM – 7:     *Appeal of Hearing Officer’s decision on January 21, 2015*

**SACIDO CDP/SDP – PROJECT NO. 349884**

City Council District: 1

Plan Area: La Jolla

Staff: John S. Fisher

The Sacido CDP/SDP project proposes to remedy a Notice of Violation, dated August 16, 2012, and to entitle the two sites to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive within the La Jolla Community Plan area. The project requires approval of a Coastal Development Permit and Site Development Permit. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines 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 December 19, 2014 and the opportunity to appeal that determination ended January 6, 2015. Report No. PC-15-026

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8:     *Appeal of Hearing Officer’s decision on January 21, 2015*

**AT&T MOBILITY CADMAN PARK – PROJECT NO. 327884**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Simon Tse

AT&T Mobility Cadman Park – A Conditional Use Permit (CUP) for a new Wireless Communication Facility (WCF) located at 4330 Moraga Ave in the RM-1-1 zone of the Clairemont Mesa Community Plan. The WCF consists of the installation of twelve antennas on a 30-foot tall monopine and a 249-square foot equipment enclosure. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 9, 2015 and the opportunity to appeal that determination ended December 23, 2015. Report No. PC-15-036

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 9: \* **CARMEL MOUNTAIN / DEL MAR MESA NATURAL RESOURCES MANAGEMENT PLAN AND TRAIL SYSTEM**

City Council District: 1, 5 & 6

Plan Areas: Carmel Valley, Del Mar Mesa, Pacific Highlands Ranch, Torrey Highlands and Rancho Penasquitos

Staff: Bernard Turgeon

This proposal is for approval of a Natural Resources Management Plan (NRMP) including a sub-regional trail system and associated Community Plan Amendments. The NRMP boundary includes two open space preserves: Carmel Mountain is 302 acres and is located north of the Fairport Way and the Ocean Air Recreation Center and south of SR-56; Del Mar Mesa is 780 acres and is located north of Los Peñasquitos Canyon Preserve and Park Village Way, south of SR-56, and east of Toyon Mesa Court.

Community Plan Amendments are required to add or amend figures depicting trails and revise plan text to formally recognize the trail system for the following land use plans: the Carmel Valley Neighborhood 8A Specific/Precise Plan, the Del Mar Mesa Specific Plan, the Pacific Highlands Ranch Subarea Plan, the Torrey Highlands Subarea Plan, and the Rancho Penasquitos Community Plan.

The trail system also extends beyond the boundaries of the NRMP and encompasses portions of the following five community planning areas: a large extent of Del Mar

Mesa; the southeastern portion of Pacific Highlands Ranch; the southern portion of Carmel Valley; the southwestern portion of Rancho Peñasquitos; and the very southern portion of Torrey Highlands.

A Mitigated Negative Declaration has been prepared for this project. Report No. PC-15-037

**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 – 10: **COSTA VERDE CPA/SPA INITIATION – PROJECT NO. 405304**  
 City Council District: 1    Plan Area: University

Staff: Dan Monroe

Initiation of an amendment to the University Community Plan and the Costa Verde Specific Plan. The approximately 14 acre Costa Verde Retail Center is located at 8650 Genesee Avenue within the University Community Planning Area. The CPA/SPA Initiation proposes amendments to the University Community Plan and the Costa Verde Specific Plan including the addition of approximately 125,000 square feet of neighborhood and community commercial uses, redesignation of approximately one acre from Neighborhood Commercial to Visitor Commercial to allow a hotel use, and technical implementing amendments to the Costa Verde Specific Plan to address permitted uses, zoning regulations, design guidelines or policies. The initiation of an amendment to the University Community Plan and Costa Verde Plan is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the amendments be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. Report No. PC-15-032

**TODAY’S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.