

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 29, 2018 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or email to planningcommission@sandiego.gov. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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 the Commission on any issue brought forth under "Announcements/Public Comment."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**CONSENT AGENDA****ITEM-1: VERIZON WIRELESS SCRIPPS GREEN ROW - PROJECT NO. 590724**

City Council District: 1 Plan Area: University

Staff: Simon Tse

Verizon Wireless Scripps Green - A Site Development Permit (SDP), Conditional Use Permit (CUP), and a Neighborhood Development Permit (NDP), consolidated Process Four application to modify an existing Wireless Communication Facility (WCF) located within the Right-of-Way at the intersection of North Torrey Pines and Genesee Avenue, with a physical address of 10299 block of North Torrey Pines Road. The project is located in the IP-1-1 zone of the University Community Planning area. The WCF modification consists of the installation of an emergency back-up generator located inside an expanded equipment enclosure (an additional 40 square feet to the original enclosure for total of 280-square feet). The project will also include proposed landscaping to help further screen the enclosure. The existing 30-foot tall monopine supporting twelve antennas will continue to operate without any changes. The project was exempt from Environmental. [Report No. PC-18-069](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: VERIZON WIRELESS BANKERS HILL - PROJECT NO. 577788

City Council District: 3 Plan Area: Uptown

Staff: Simon Tse

Verizon Wireless Bankers Hill - Planned Development Permit, Process Four application for a modification to an existing Wireless Communication Facility (WCF) located at 111 Elm Street in the CC-2-3 zone of the Uptown Community Planning area. The WCF modifications consists of removing the existing/previously approved antennas from the façade and installing sixteen new antennas on the roof behind two new Fiberglass Reinforced Panel screening elements painted and textured to match the existing mechanical screen wall. The equipment associated with this project will continue to operate on the roof on an existing raised platform with only internal modifications. The project was exempt from Environmental. [Report No. PC-18-070](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: **B STREET TM - PROJECT NO. 585184**

City Council District: 3 Plan Area: Golden Hill

Staff: Anthony Bernal

A Tentative Map to consolidate six existing lots and a vacated public right-of-way, into one lot and create eleven residential condominium units, currently under construction (PTS 525978), located at 2871 - 2877 B Street. The 0.589-acre site is in the RM-2-5 zone within the Greater Golden Hills Community Plan area in Council District 3. CEQA exempt. [Report No. PC-18-074](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-4: *** SUNROAD CENTRUM RESIDENTIAL, PHASE 6 - PROJECT NO. 565879**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Karen Bucey

The proposed Sunroad Centrum Residential, Phase 6 is a Vesting Tentative Map for the consolidate five (5) existing lots into two (2) lots and a Planned Development Permit for the construction of 443 condominiums, consisting of 442 residential condominiums and one commercial condominium. The 5.83-acre site is located at 4890 Sunroad Centrum Lane a part of the New Century Center Master Plan, in Commercial Community (CC-1-3) Zone, and within the Kearny Mesa Community Plan area. An Addendum has been prepared to the previously certified New Century Center Final Environmental Impact Report (96-0165/SCH No. 96031091). [Report No. PC-18-076](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-5: **BOOMERS REZONE - PROJECT NO. 571050**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Martha Blake

Boomers Rezone: Rezone of a 5.5 acre site from RS-1-2 to CC-1-3 to allow for expanded food services, including on premises sales of beer and wine at an existing family entertainment center. The project is located at 6999 Clairemont Mesa Boulevard. Exempt from environmental. [Report No. PC-18-079](#).

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.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS