

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, JULY 18, 2019 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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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](mailto: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. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

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****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****DISCUSSION ITEMS**

ITEM-1: ***Appeal of Hearing Officer's decision on May 15, 2019***  
**BONAIR RESIDENCES TM/CDP/SDP- PROJECT NO. 579587**  
City Council District: 1                      Plan Area: La Jolla

Staff: Martha Blake

Bonair Residences TM/CDP/SDP-The 0.14-acre site is located at 744 and 746 Bonair Street, west of the Fay Avenue Bike path, two blocks south of Nautilus Street, east of Draper Street, and north of Bonair Place. The project requires approval of a Tentative Map (TM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for a small-lot subdivision which would include the demolition an existing two-unit residential structure and construct two new, detached, two-story plus basement, single-dwelling units. The dwelling unit on Lot A would be approximately 2,843 square feet (including a 614-square-foot basement) and the unit on Lot B would be approximately 2,901 square feet (including a 614-square-foot basement). Each residence would include balconies and roof decks: Lot A would have 286.4 square feet of balcony space and a 505-square-foot roof deck; Lot B would have 155 square feet of balcony space and a 480-square-foot roof deck.

Exempt from Environmental. [Report No. PC-19-070](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-2: **VERIZON NAPIER STREET - PROJECT NO. 607778**

City Council District: 2                      Plan Area: Clairemont Mesa

Staff: Travis Cleveland

Planned Development Permit for a new Wireless Communication Facility (WCF) consisting of 12 antennas, 12 Remote Radio Units (RRUs), a 15-kW generator, and associated equipment concealed behind proposed rooftop screens. Located at 4126 Napier Street in the CN-1-2 zone, the Clairemont Mesa Community Plan, and City Council District 2.

Exempt from Environmental. [Report No. PC-19-062](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-3: **ATC SOUTH DENNERY - 612524**

City Council District: 8                      Plan Area: San Ysidro

Staff: Travis Cleveland

PDP, NDP, & NUP for an existing Wireless Communication Facility (WCF) located at 4350 Otay Mesa Road in the RS-1-7 zone of the San Ysidro Community Planning area. The WCF consists of 21 existing antennas and eighteen Remote Radio Units (RRUs) to remain on a previously-permitted 50-foot-tall faux pine tree supporting two carriers (AT&T and Verizon) and two separate equipment compounds. The project is proposing to retain the use for an additional ten years.

Exempt from Environmental. [Report No. PC-19-063](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.