

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 10, 2019 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. 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

ITEM-1: **SPRINT CASA ALVARADO - PROJECT NO. 636962**

City Council District: 9 Plan Area: College Area

Staff: Travis Cleveland

Conditional Use Permit (CUP) to re-permit an existing Wireless Communication Facility (WCF), removing three antennas, installing six new antennas and fifteen new Remote Radio Heads (RRHs), for a total of six antennas, eighteen RRHs, and ancillary work behind existing screening. The project is located at 6801 Alvarado Road in the RM-3-7 zone, the College Area Community Plan, and City Council District 9.

Exempt from Environmental. [Report No. PC-19-087](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

- ITEM-2: ***Appeal of Hearing Officer's decision on August 21, 2019***
*** 777 BEECH STREET - PROJECT NO. 2018-57 AND 624011**
City Council District: 3 Plan Area: Downtown

Staff: Hugo Castaneda / James Alexander

777 Beech Street -Appeal application of a Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Map Waiver (MW) that was approved by the Hearing Officer on August 21, 2019, to construct a 12-13-story residential development, averaging 144 feet in height, and comprised of 104 dwelling units and 200 parking spaces on the 20,000 square foot property located on the south side of Beech Street between Seventh & Eighth Avenue in the Cortez neighborhood of the Downtown Community Plan Area in Council District 3. The Project will require consideration of a CCDP, a CCPDP for deviations from the code regarding the street wall setback, street wall frontage, and street wall height, and a MW to create 104 residential condominiums. This Project is within the scope of the previously certified Final Environmental Impact Reports and no additional environmental document is required under the California Environmental Quality Act. [Report No. PC-19-092](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

- ITEM-3: **920 SATURN BOULEVARD COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 644574**
City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Michael Prinz

920 Saturn Boulevard Community Plan Amendment Initiation.
The approximately 0.8-acre project site is located at 920 Saturn Boulevard in the Otay Mesa-Nestor Community Plan area.

The applicant is requesting initiation of an amendment to the Otay Mesa-Nestor Community Plan to change the land use designation of the site from Residential Low (5-9 dwelling units per acre) to Residential-Medium High (30-44 dwelling units per acre). [Report No. PC-19-091](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.