

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 21, 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: VERIZON BLACK MOUNTAIN MIDDLE SCHOOL - PROJECT NO. 641096**

City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Karen Lynch

Verizon Black Mountain Middle School. Conditional Use Permit/Planned Development Permit/Neighborhood Development, Process Four. This is an application for a new permit for an existing Wireless Communication Facilities (WCF) project consisting of a 42-foot tall faux pine tree supporting nine panel antennas, six Remote Radio Units and a raycap. The tree will be re-branched to current faux tree standards. The existing 466-square-foot equipment enclosure and school storage room will remain in its current location. The WCF is situated on the perimeter of the athletic field for Black Mountain Middle School located at 9291 Oviedo Street in the RS-1-14 zone and the FAA Part 77 Notification Area, MCAS Miramar Review Area 2. [Report No. PC-19-090](#).

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 September 18, 2019*
WHITING COURT CONDOMINIUM CONVERSION MW - PROJECT NO. 602075**

City Council District: 2 Plan Area: Mission Beach

Staff: Glenn Gargas

Whiting Court Condominium Conversion MW - Tentative Map Waiver, to waive the requirement for a Tentative Map for lot consolidation, the conversion of two existing attached residential dwelling units into condominium ownership, and to waive the requirement to underground existing offsite overhead utilities. The project is located at 702 and 708 Whiting Court, north of Verona Court, west of Mission Boulevard, south of Windemere Court and east of Ocean Front Walk, in the R-N Zone of the Mission Beach Precise Planned District, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Residential Tandem Parking Overlay Zone, First Public Roadway Area, and within the Mission Beach Community Plan area. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 150305 (Minor Alterations in Land Use Limitations). [Report No. PC-19-102](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

**ITEM-3: *Appeal of Hearing Officer's decision on May 29, 2019*
*HERSHFIELD RESIDENCE - PROJECT NO. 603740**

City Council District: 1 Plan Area: La Jolla

Staff: Tim Daly

Hershfield Residence; Appeal of the Hearing Officer of the City of San Diego decision on May 29, 2019 to approve the proposed Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing single dwelling unit and construction of a 11,264 square-foot, single dwelling unit with an attached 1,234 square-foot garage, 584 square-foot basement garage lift, and a 275 square-foot pool equipment room for a total of 13,357 square feet of construction. The 0.448-acre site is located at 8230 Prestwick Drive in the Single Family (SF) Zone of the La Jolla Shores Planned District and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan. The scope of the hearing only includes the CDP and SDP and not the Mitigated Negative Declaration (MND) No. 603740. [Report No. PC-19-103](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.