

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 20, 2020 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: T-MOBILE DEL NORTE HIGH SCHOOL – PROJECT NO. 617097**

City Council District: 2 Plan Area: Black Mountain Ranch

Staff: Travis Cleveland

Conditional Use Permit and Planned Development Permit for a Wireless Communication Facility consisting of 6 antennas and 3 remote radio units on an existing athletic field light standard. All pole-mounted equipment will be concealed within an antenna shroud. Additional equipment is proposed within a 240-square-foot equipment shelter. The project is located at Del Norte High School (Poway USD), 16601 Nighthawk Lane in the AR-1-1 zone and the Black Mountain Ranch Community Plan Area.

Exempt from Environmental. [Report No. PC-20-005](#).

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 ITEMSITEM-2: ***Appeal of Hearing Officer Approval November 20, 2019*****PARZEN ADDITION AND RENOVATION CDP - PROJECT NO. 633944**

City Council District: 2 Plan Area: Peninsula

Staff: Karen Bucey

An appeal of the Hearing Officer's decision to approve the Parzen Addition and Renovation Coastal Development Permit for first and second story additions totaling 494 square-feet and the remodel of an existing 2,292 square foot, two-story, single family home located at 584 San Antonio Avenue, within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA). The scope of the subject hearing only includes the project, and not the environmental determination. [Report No. PC-20-004](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Hearing Officer decision.

ITEM-3: ***Reconsideration of Planning Commission's decision on December 5, 2019*****4337 Home Avenue Alcohol CUP - PROJECT NO. 593686**

City Council District: 9 Plan Area: Mid-City-City Heights Community Plan Area

Staff: Edith Gutierrez

On January 30, 2019, the Planning Commission approved the applicant's request for reconsideration of the Commission's December 5, 2019 action to deny a Type 20 Alcohol License CUP. The Planning Commission will reconsider whether to approve or deny a CUP for a Type 20 Alcohol License.

The 1.080-acre site is located at 4337 Home Avenue and is zoned IL-3-1 and CC-1-3. The project site is also located in the Airport Influence Area (San Diego International Airport - Area 2), Fire Brush Zones, and High Fire Severity Overlay Zones, within the City Heights community of the Mid-City Communities Plan area. The site is designated Industrial, intended for commercial and light industrial use, by the Mid-City Communities Plan.

On July 24, 2019, the Hearing Officer adopted Mitigated Negative Declaration No. 593686 and the Mitigation Monitoring and Reporting Program. The scope of the subject hearing only includes the project, and note the environmental determination. The project summary and timeline is summarized in the [February 12, 2020, Memorandum](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-4: **770 WASHINGTON COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 653705**

City Council District: 3 Plan Area: Uptown

Staff: Shannon Mulderig

770 Washington Community Plan Amendment Initiation

The approximately 1.08-acre project site is located at 770 Washington Street in the Uptown Community Plan area.

The applicant is requesting initiation of an amendment to the Uptown Community Plan to change the land use designation of the site from Community Commercial (0-109 dwelling units per acre) to Urban Village (0-218 dwelling units per acre). [Report No. PC-20-010](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.