

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 1, 2011
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

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

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

ITEM - 1: 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 Council on any issue brought forth under "Announcements/Public Comment."

ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR’S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: **APPROVAL OF MINUTES FROM APRIL 28, 2011; JUNE 2, 2011; JUNE 16, 2011 AND JUNE 23, 2011.**

ITEM – 7: ***DOWNTOWN DESIGN GUIDELINES & PROPOSED AMENDMENTS TO CENTRE CITY PLANNED DISTRICT ORDINANCE – PROJECT NO. 2011-01**
 City Council District: 2 & 8 Plan Area: Downtown Community Plan

Staff: Lucy Contreras

This project is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency (“Agency”) on March 14, 2006 (Resolution R-04001) and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04544). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168, Pursuant to the FEIR, an environmental Secondary Study (ESS) is being prepared (THIS WILL NEED TO CHANGE PRIOR TO AGENDA) in accordance with CEQA, State and local guidelines. If the ESS concludes that the environmental impacts of the project were adequately addressed in the FEIR and if the project is within the scope of the development program described in the FEIR, then no further environmental documentation will be required under CEQA. Report No. – PC-11-052

TODAY’S ACTION IS:
 Approve or deny the amendment

DEPARTMENT RECOMMENDATION:
 Approve the amendment.

ITEM – 8: **CENTRE CITY GREEN**
 City Council District: 2 Plan Area: Downtown Community Plan

Staff: Sachin Kalbag

Centre City Green (CCG); the sustainability master plan for downtown San Diego, was approved by the Centre City Development Corporation (CCDC) in September, 2010. CCG included the adoption of: 1) long-range goals and policies; 2) a voluntary

Green Building Incentive Program; 3) Green Streets Program concept; and 4) a revised Transportation Demand Management Plan. Staff is seeking to provide the Planning Commission with a brief update on CCG.

This is an informational item and does not require environmental review.
 Report No. – PC-11-073

TODAY’S ACTION IS:
 INFORMATIONAL ITEM ONLY

DEPARTMENT RECOMMENDATION:
 NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 9: **ANAND VESTING TENTATIVE MAP – PROJECT NO. 102436**
 City Council District: 1 Plan Area: Del Mar Mesa

Staff: Helene Deisher

Anand Vesting Tentative Map – The project proposes a Vesting Tentative Map, Planned Development Permit and a Site Development Permit, for Environmentally Sensitive Lands to create five residential lots, a shared access lot (Driveway A) and subsequent construction of single-residential units on an undeveloped 5.08 acre site. The site is located at 6778 Rancho Toyon Place in the AR-1-2 zone within the Del Mar Mesa Community Plan area. The Environmental Document: Findings to Master Environmental Impact Report (MEIR) No. 95-0353. Report No – PC-11-064

TODAY’S ACTION IS:
 Process 4. Approve or deny the project.

DEPARTMENT’S RECOMMENDATION:
 Approve the project.

ITEM – 10: **T-MOBILE BALBOA MONTGOMERY – PROJECT NO. 237454**
 City Council District: 6 Plan Area: Kearny Mesa

Staff: Simon Tse

T-Mobile submitted a Planned Development Permit (PDP) application to continue the use of an existing Wireless Communication Facility (WCF) at 8835 Balboa Ave., San Diego, CA 92123. The project is located in the IL-2-1 zone within the Kearny Mesa community planning area. The WCF consists of six (6) existing antennas concealed inside Fiberglass Reinforced Panel (FRP) boxes painted and textured to match the existing building. As part of this application, these FRP boxes shall be reduced in size to better integrate with the existing building. The 289-square feet equipment enclosure shall continue to operate without any changes. The project requires a

Planned Development Permit, Process 4, Planning Commission decision. The project was exempt from the California Environmental Quality Act (CEQA). Report No. – PC-11-066

TODAY'S ACTION IS:

Process 4: Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: ***OUTLETS AT THE BORDER – PROJECT NO. 194101**

THIS ITEM HAS BEEN WITHDRAWN

City Council District: 8

Plan Area: San Ysidro

Staff: PJ Fitzgerald

Project application for a Site Development Permit (SDP), Neighborhood Use Permit (NUP) and Easement Abandonment (EA) to allow phased construction of a 140,000 square foot commercial retail development, including abandonment of an existing drainage easement, signage with automated copy, on/off-site infrastructure improvements, a deviation from SDMC Section 142.0407(b) to provide 14 trees along perimeter of the Vehicular Use Area (VUA), where a minimum of 11 trees within the VUA is required for a VUA 6,000 square feet or greater in size, and a deviation from SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square-feet of copy area, where 150 square-feet of ground sign copy area would be allowed (when located adjacent to a public right-of-way with a width more than 60 feet and a street speed limit at 35-45 miles per hour). The 8.06 acre project site is located at 4001/3 Virginia Avenue immediately north of the United States and Mexico International Border in the CT-2-3 Zone of the San Ysidro Planned District, Coastal Height Limit Overlay Zone, San Ysidro Community Plan, San Ysidro Redevelopment Area and within the Federal Aviation Administration (FAA) Part 77 Noticing Area of Brown Field. The project includes rescission of Site Development Permit No. 182929 and Conditional Use Permit No. 8283921 granted by the Hearing Officer on January 16, 2005 for the existing parking lot development. An Addendum to EIR SCH No. 95-101015 has been prepared. Report No. – PC-11-070

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project.

DEPARTMENT'S RECOMMENDATION:

Recommendation to City Council to approve the project