

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 29, 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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer's decision on May 22, 2011*

AT&T MOBILITY BONITA COVE – PROJECT NO. 198482

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Appeal of a Process 3 Coastal Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) located at 3181 Mission Boulevard, San Diego, CA 92109 (in Mission Bay Park). The WCF consists of a new 30-ft high clock tower with a total of twelve antennas and associated equipment concealed within. The project was exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or conversion of small structures). The project is located in the CC-4-5 zone within the Mission Bay Park Master Plan. Report No. – PC-11-074

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 7: *Appeal of Staff's Decision on July 28, 2011*

POINT LOMA TOWN HOMES SCR – PROJECT NO. 221431

City Council District: 2

Plan Area: Peninsula

Staff: Morris Dye

Appeal of a staff decision to approve a Process 2 Substantial Conformance Review (SCR) to Coastal Development Permit No. 338140, Planned Development Permit No. 561515, Site Development Permit No. 338141 and Tentative Map No. 338142 from prior Project No. 115083 and prior Mitigated Negative Declaration No. 115083 on a 1.65 acre site located at 1275 Scott Street to increase commercial gross floor area (GFA) from 3,219 square feet (SF) to 13,068 SF for ground floor units along Scott Street and inclusion of live-work units fronting the eastern property line; a reduction in residential GFA from 80,044 SF to 64,588 SF; a reduction in the number of dwelling units from 47 to 36; a reduction in total Floor Area Ratio (FAR) from 1.998 to 1.939; and a reduction of proposed parking from 141 spaces to 132 spaces

where 120 are required for the SCR project, in the Peninsula Community Planning Area. Report No. – PC-11-084.

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Continued from September 1, 2011*

***DOWNTOWN DESIGN GUIDELINES & PROPOSED AMENDMENTS TO
CENTRE CITY PLANNED DISTRICT ORDINANCE**

City Council District: 2 & 8

Plan Area: Downtown Community Plan

Staff: Lucy Contreras

This project was heard on September 1, 2011. The Planning Commission voted to recommend approval of the Downtown Design Guidelines but continued the hearing on the Centre City Planned District Ordinance Amendments. The proposed amendments include, but are not limited to, amendments implementing the Downtown Design Guidelines, Centre City Green, downtown’s sustainability plan, as well as a variety of clean-up and refinement amendments.

This project is covered under the FEIR for the San Diego DCP, CCPDO, 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-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. An Environmental Secondary Study (ESS) dated August 23, 2011 has been prepared for the project to evaluate the project’s compliance with the above documents. Based on the conclusions of the ESS, the environmental impacts of the proposed project were adequately addressed in the FEIR and the proposed project is within the scope of the development program described in the FEIR. Therefore, no further environmental documentation is required under CEQA. Report No. – PC-11-052

TODAY’S ACTION IS:

Approve or deny the amendment

DEPARTMENT RECOMMENDATION:

Approve the amendment.

ITEM – 9: *Continued from September 15, 2011*

EL CAJON BOULEVARD BID, PUBLIC RIGHT-OF-WAY ENHANCEMENT PROGRAM – PROJECT NO. 222026

City Council District: 3 & 7 Plan Area: North Park; City Heights, Normal Heights, Kensington, Talmadge

Staff: Beth Murray

El Cajon Boulevard BID – Site Development (Process 4) to implement a Public Right-of-Way Enhancement Program and adopt guidelines to allow encroachments into Public Right-of-Way within the Normal Heights, North Park, Kensington, Talmadge and City Heights Community Planning areas. Report No. – PC-11-081.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **CROWN CASTLE – BETHEL CHURCH – PROJECT NO. 203602**

City Council District: 3 Plan Area: City Heights

Staff: Jeffrey A. Peterson

Crown Castle is proposing a wireless communication facility (WCF) consisting of a 45 foot height monopalm supporting a total of nine panel antennas with the associated equipment enclosure to be located within a fenced equipment area next to the facility behind the existing church. The existing WCF was permitted under Conditional Use Permit (CUP) and Planned Development Permit (PDP) No. 99-0923-03, which expired on August 9, 2010. The WCF requires a Process 4 CUP and a PDP for deviations to the development regulations. The project site is located at 2923 39th Street in the RS-1-7 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Planning Area, the City Heights Redevelopment Project Area, Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA), and Council District 3. Environmental Exemption pursuant to Section 15301 (Existing Facilities). Report No. – PC-11-077

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: VERIZON – CARMEL VALLEY & BLACK MOUNTAIN – PROJECT NO. 225749

City Council District: 1

Plan Area: Rancho Penasquitos

Staff: Karen Lynch-Ashcraft

Verizon – Carmel Valley & Black Mountain. Conditional Use Permit and Planned Development Permit for a wireless communication facility consisting of an existing 42-foot tall faux pine tree supporting nine panel antennas and previously approved to support 12 Sprint Nextel panel antennas (not yet installed) on the perimeter of the sports field at Black Mountain Middle School. The associated equipment is located below the field within a 467 square foot shelter. The school is located at 9353 Ovideo Street within the RS-1-14 zone of the Ranch Penasquitos Community Planning area. Exempt from CEQA. Report No. – PC-11-080

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: PARADISE POINT – PROJECT NO. 211893

City Council District: 1

Plan Area: Del Mar Mesa

Staff: Glenn Gargas

Vesting Tentative Map, Coastal Development, Planned Development, Site Development for Environmentally Sensitive Lands and Neighborhood Use Permit to allow future guest quarters to create four single family residential lots, each lot to be approximately one acre in size, for future development of three new single family residences and one existing residence to remain, all on a 4.01 acre project site. The project design request deviations to the required minimum street frontage, maximum lot coverage and minimum lot width. The project site is located east of Carmel Country Road and south of Del Mar Mesa Road at 5159 and 5185 Del Mar Mesa Road in the AR-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area) and within the Del Mar Mesa Specific Plan area. This project is within the scope of a Master Environmental Impact Report No. 95-0353, Certified on June 6, 1996. This Master Environmental Impact Report adequately describes the activity for the purposes of CEQA. Report No. – PC-11-082

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.