

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 20, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 August 24, 2011*

8490 WHALE WATCH WAY – PROJECT NO. 164545

City Council District: 1

Plan Area: La Jolla

Staff: William Zounes

8490 Whale Watch Way: Appeal on an application for a Site Development Permit and Coastal Development Permit to demolish an existing residence and replace with a new 12,716 square-foot, two-story single family residence on a 0.46-acre site located at 8490 Whale Watch Way within the SF Zone of La Jolla a Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Negative Declaration. Report No. – PC-11-086

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal, approve the project.

ITEM – 7: **T-MOBILE BUMBLE BEE – PROJECT NO. 234571**

City Council District: 1

Plan Area: University

Staff: Simon Tse

T-Mobile is proposing to modify an existing Wireless Communication Facility (WCF) at 8899 University Center Lane, San Diego, CA. The Modification consists of a total of six (6) antennas and associated equipment on the existing rooftop. As part of this modification, two existing façade mounted antennas shall require new side and bottom skirts, painted and textured to match. The remaining four antennas shall be concealed behind a raised rooftop screen wall, painted to match the existing. The project is in the CO-1-2 zone within the University Community Planning Area. The project requires a Planned Development Permit to exceed the 60-foot height limitation. This is a Process 4, Planning Commission decision. The project was exempt from the California Environmental Quality Act (CEQA). Report No. – PC-11-087

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: **AT&T COMMUNITY CONGREGATIONAL – PROJECT NO. 228149**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Alex Hempton

AT&T – Community Congregational is an application for a Conditional use Permit and Planned Development Permit, Process 4, for a Wireless Communication Facility consisting of an existing light standard supporting antennas, an existing equipment area (which exceeds the 250 square foot maximum allowed), and a new 30-foot high “monocypress” supporting antennas. The facility will contain a total of nine (9) antennas and a 523 square foot equipment enclosure. The project is located in the RM-1-1 zone within the Pacific Beach community planning area on the Community Congregational Church property located at 2088 Beryl Street. This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and was determined to be exempt on May 13, 2011 [CEQA Section 15301(b) existing facilities – public or private utilities]. Report No. – PC-11-089

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **CAPITAL TELECOM HOME DEPOT – PROJECT NO. 229888**
 City Council District: 4 Plan Area: Southeastern

Staff: Simon Tse

A Planned Development Permit (PDP) application for a Wireless Communication Facility (WCF) at 355 Marketplace Ave., San Diego, CA 92113. The project is located in the SESDPD-CT-2 zone within the Southeastern Community Planning Area. The proposed 55-foot high multi-carrier mono-pine can support a minimum of three carriers with the associated equipment located behind a 6-foot high CMU wall enclosure within the modified planter area. A deviation is being requested to exceed the 250 square feet equipment size limitation. To help screen this WCF, additional

landscaping will also be added. The project was exempt from the California Environmental Quality Act (CEQA). Report No. – PC-11-090

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **2440 GRAND AVENUE CPA INITIATION – PROJECT NO. 238075**
City Council District: 2 Plan Area: Pacific Beach

Staff: Lesley Henegar

The 2440 Grand Avenue CPA Initiation is an initiation of an amendment to the Pacific Beach Community Plan. The property is approximately 1.22 acres and is located at 2440 Grand Avenue in the Pacific Beach Community.

The property is currently designated single family residential RS-1-7 (9du/ac) by the Pacific Beach Community Plan. The initiation would allow staff to evaluate the redesignation of land use for the subject property. The applicant has requested a multifamily residential land use of 14-29 du/ac. Per CEQA Section 15282(1) an environmental document is not required for Community Plan Initiations.
Report No. – PC-11-065