

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., DECEMBER 8, 2011  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 Staff's recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: *Trailed from November 10, 2011*

**AT&T – MISSION MARKET – PROJECT NO. 223384**

City Council District: 7

Plan Area: Navajo

Staff: Jeffrey A. Peterson

AT&T – Mission Market: Process 4 Planned Development Permit and Site Development Permit for a proposed wireless communication facility (WCF) on an existing commercial building which includes a request for a deviation to exceed the height. The existing WCF was permitted under Development Permit No. 41-0964-12, which shall expire on July 16, 2012. The proposed WCF will contain twelve (12) Long Term Evolution (LTE) six-foot panel antennas that will be façade-mounted on the north, east, and west elevations behind Fiberglass Reinforced Panel (FRP) parapet; six (6) Radio Remote Units (RRU’s) behind the FRP parapet; one (1) GPS antenna; and five (5) equipment cabinet (2-new cabinets) located behind the existing building. The existing FRP screen height shall be raised by approximately three feet, which exceeds the height allowed by the zone. The project site is located at 8181 Mission Gorge Road in the CN-1-2 Zone within the Navajo Community Plan, the Grantville Redevelopment Project District, the Mission Trails Design District, and Council District 7. Environmentally Exempt. Report No. – PC-11-092.

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 7: **\*SORRENTO POINTE – PROJECT NO. 144031**

City Council District: 1

Plan Area: Torrey Pines

Staff: John S. Fisher

Sorrento Point proposes a Planned Development Permit, Site Development and Coastal Development Permit to allow construction of one two-story 33,368 square foot office building and one three-story 58,970 square foot office building with a courtyard connection between the two buildings, subterranean and surface parking, landscaping, relocation of existing cellular antenna facilities to within the new

buildings and other site improvements with one deviation on a 14.35 acre site at 11965 and 12025 Sorrento Valley Road, north of Carmel Mountain Road, in the AR-1-2 and IL-3-1 Zone within the Torrey Pines Community Plan area. The project requires certification of Mitigated Negative Declaration No. 144031 and adoption of a Mitigation Monitoring and Reporting Program. Report No. – PC-11-098

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: **VERIZON – LOGAN’S RUN – PROJECT NO. 237290**  
City Council District: 8 Plan Area: Barrio Logan

Staff: Karen Lynch-Ashcraft

Verizon – Logan’s Run. Conditional Use Permit, Planned Development Permit and Site Development Permit for a Wireless Communication Facility consisting of a total of twelve panel antennas and one microwave dish and a 236-square foot equipment room. Eight of the panel antennas will be located within an extension of the stairwell shaft and the other four panel antennas and the microwave dish will be located within a new roof top box designed as a second elevator shaft on the apartment building located at 1668 National Avenue in the Barrio Logan Community Planning area. Exempt from the California Environmental Quality Act (CEQA). Report No. – PC-11-099

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 9: **AT&T SKYLINE & VALENCIA – PROJECT NO. 229635**  
City Council District: 4 Plan Area: Encanto

Staff: Jeffrey A. Peterson

AT&T Skyline & Valencia: Process 4 Conditional Use Permit (CUP), Site Development Permit (SDP), and Planned Development Permit (PDP) to continue operating a Wireless Communication Facility (WCF) consisting of a new Fiberglass Reinforced Panel church steeple and enclosure supporting 16-LTE panel antennas, 16-Radio Remote Units (RRUs), 5 DC Surge Suppressors, 1-GPS antenna, and a 215 square-foot equipment building containing 5 equipment cabinets. On September 26, 2000 the existing WCF was permitted under Development Permit No. 40-0232-15

that expired on September 26, 2010. The project site is located at 6065 Skyline Drive in the SF-5000 Zone of Southeastern San Diego Planned District (SES DPD) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan, and Council District 4. Environmentally Exempt. Report No. – PC-11-102

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 10: **AT&T USD CUYAMACA HALL – PROJECT NO. 240496**  
 City Council District: 6 Plan Area: Linda Vista

Staff: S. Tse

AT&T Mobility - USD Cuyamaca Hall – A Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) located at 1502 Via Las Cumbres in the Linda Vista Community Planning area. The modification consists of six replacement antennas and six new antennas concealed inside an existing tower behind Fiberglass Reinforced Panel (FRP) screening, painted and textured to match. The equipment modification will occur inside the existing 200-square foot enclosure with no exterior changes. The project was exempt from CEQA pursuant to Article 19, Section 15302 and 15303. Report No. – PC-11-100

**TODAY’S ACTION IS:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **AT&T MOBILITY DOYLE COMMUNITY PARK – PROJECT NO. 195790**  
 City Council District: 1 Plan Area: University

Staff: Simon Tse

AT&T Mobility – Doyle Park. Conditional Use Permit, Planned Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) in Doyle Park at 8175 Regents Road, in the OP-1-1 zone, within the University Community Planning area. The WCF consists of twelve antennas attached to two new ball field lights. The 350-square foot equipment enclosure is designed to match the park’s comfort station and will be located at the northern end of the existing parking lot. The project was exempt from CEQA pursuant to Article 19, Section 15303, as a New Construction or conversion of small structures on December 22, 2010. Report No. – PC-11-111

**TODAY’S ACTION:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 12: **T-MOBILE DOYLE COMMUNITY PARK – PROJECT NO. 227828**  
 City Council District: 1 Plan Area: University

Staff: Simon Tse

T-Mobile – Doyle Park. Conditional Use Permit, Planned Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) in Doyle Park at 8175 Regents Road, in the OP-1-1 zone, within the University Community Planning area. The WCF consists of twelve antennas attached to one replacement ball field light and one new ball field light. The 302-square foot equipment enclosure is designed with a rooftop trellis and painted to match the existing park’s comfort station located behind an existing fence near the park’s equipment/storage area. The project was exempt from CEQA pursuant to Article 19, Section 15302 and Section 15303, as a replacement or reconstruction and as a new Construction or conversion of small structures on September 23, 2011. Report No. – PC-11-111

**TODAY’S ACTION:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 13: **JACK IN THE BOX - 1110 C STREET – PROJECT NO. 2011-04**  
 City Council District: 2 Plan Area: Downtown

Staff: Lucy Contreras

Jack In the Box (1110 C Street) – Centre City Development Permit/Planned Development Permit No. 2011-04 – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. This project includes the construction of a new 2,156 square foot restaurant with drive-thru, including exemptions to the development regulations of the Centre City Planned District Ordinance. Exempt from Environmental. Report No. PC-11-095

**TODAY’S ACTION:**

Process 4. Approve, conditionally approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

**ITEM – 14: AMENDMENT TO THE MID-CITY COMMUNITIES PLANNED DISTRICT: INTERIM HEIGHT ORDINANCE**

City Council District: 2 & 3

Plan Area: Uptown

Staff: Marlon I. Pangilinan

Amendment to the Mid-City Communities Planned District Ordinance to establish an interim height limitation that would limit structures above a building height of 50 and 65 feet along specific portions of 5th Avenue, Robinson Avenue, University Avenue, and Washington Street north of Upas Street within the CN-1-A, CN-2A, and CN-1 zones and establish a Process 4 review for structures above a building height of 65 feet along specific portions of 4th Avenue, 5th Avenue, and 6th Avenue south of Upas Street within the CN-1A, NP-1, CV-1, and MR-400 zones of the Uptown Community. These limitations would remain in effect until the adoption of the Uptown Community Plan Update. Exempt from Environmental. Report No. – PC-11-105

**TODAY’S ACTION:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project.

**ITEM – 15: OTAY-TIJUANA CROSS BORDER FACILITY – PROJECT NO. 169653**

City Council District: 8

Plan Area: Otay Mesa

Staff: Sandra Teasley

The Otay-Tijuana Cross Border Facility Project is a re-subdivision of a 63.8-acre property to allow the development of a 95,000-square-foot Cross Border Facility (CBF), a 772,000-square-foot parking structure, and 706,000-square-foot industrial and office/warehouse uses. Alternatively, instead of the 706,000 square feet of industrial and office/warehouse uses, the project includes an option to build up to 340 hotel rooms, up to 40,000 square feet visitor-serving commercial uses, and up to 402,000 square feet of industrial uses, in addition to the CBF and the parking structure. The property is zoned Otay Mesa Development District (OMDD) and designated Industrial in the Otay Mesa Community Plan (OMCP). The project requires a Community Plan Amendment to re-designate the site from Industrial to Institutional to permit the Cross Border Facility and other non-industrial uses, to reclassify 3 streets, and, to add 3 on-site streets to the OMCP Circulation Map. A Vesting Tentative Map and Public Right of Way Vacation are required to subdivide the property and to vacate segments of public right-of-way. A Planned Development

Permit is required for proposed deviations to setback and lot frontage, and to allow uses specified in the community plan that are not permitted in the underlying zone. A Site Development Permit is required for potential impacts to environmentally sensitive lands and for the hotel use. The project is proposed on a privately-owned graded, level site located immediately adjacent to the U.S.-Mexico International border in San Diego County, California, southeast of Siempre Viva Road and east of Britannia Boulevard. Environmental Impact Report No. 169653 (Including Statement of Overriding Considerations/Findings). Report No. - PC-11-069.

**TODAY'S ACTION:**

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

**DEPARTMENT RECOMMENATION:**

Recommendation to City Council to approve the project.