

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., JANUARY 26, 2012

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Staff's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR'S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: *Continued from December 15, 2011*

AT&T – THE TWIST – PROJECT NO. 233690

City Council District: 3

Plan Area: Greater North Park

Staff: Alex Hempton

AT&T – The Twist is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes to remove an existing 30-foot high light standard supporting three antennas, provide a replacement park pedestrian light, and install a new 30-foot high monopine supporting 12 antennas. Equipment associated with the antennas is located in an enclosure which will be expanded with three additional cabinets, increasing the size by 150 sq. ft. to a total of 468 sq. ft. A CUP is required because the WCF is proposed in a residential zone with a non-residential use and in a dedicated park where the antennas are located less than 100 feet from the property line of a residential use. The PDP is required because the equipment area exceeds the 250 sq. ft. maximum permitted and the facility encroaches within the setback. The project was determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); and 15303 (New Construction). The project is located within the Greater North Park planning area, within the RS-1-7 zone, in Montclair Park with an address of 2903 1/3 Nile Street. Report No. – PC-11-104

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 7: *Appeal of Staff's decision of November 1, 2011; Continued from December 15, 2011*

SEQUOIA RESIDENCES- PROJECT NO. 234551

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris E. Dye

Sequoia Residences – The project would demolish existing structures on two lots and construct a 1,871 square-foot single family residence on one lot at 3957 Sequoia

Street and construct a 1,871 square-foot single family residence on a second lot at 3959 Sequoia Street within the Pacific Beach Community Plan Area. The project requires two Coastal Development Permits, one for each residential unit. The project has been determined to be Exempt from CEQA. Report No. – PC-11-113.

TODAY’S ACTION IS:

Process 2. Affirm, reverse or modify the Development Services Department decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Development Services Department approval.

ITEM – 8: **THE HERITAGE ON IVANHOE – PROJECT NO. 222657**
 City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey A. Peterson

The Heritage on Ivanhoe: (Process 4) Coastal Development Permit (CDP) and Site Development Permit (SDP) for development containing 14 dwelling units on a 0.72-acre site. The project site contains a historical structure (single family residence located at 7736 Ivanhoe Avenue) as defined in San Diego Municipal Code (SDMC) 113.0103. This residence along with the residential structures at 7722 and 7740 Ivanhoe Avenue will remain. The residential structure at 7722 Ivanhoe Avenue will also be relocated from the rear of the lot to the front. All other structures will be demolished. The project also proposes the addition of 3 detached dwelling units, 4 duplexes, and accessory structures and improvements in addition to the expansion of the three existing residential structures discussed above. The total final dwelling count will be 14 dwelling units (1 four-bedroom, 1 two-bedroom and 12 three-bedroom units). The proposed project will conform to the Council Policy 900-14 criteria by generating 50-percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at 7714-7742 Ivanhoe Avenue in the RM-3-7 Zone within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Environmental Exemption. Report No. – PC-12-003

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 11: NANCY RIDGE EOT – PROJECT NO. 257757

City Council District: 5

Plan Area: Mira Mesa

Staff: John S. Fisher

An Extension of Time for the previously approved Site Development Permit No. 385300 & Planned Development Permit No. 385298 for Nancy Ridge Business Park project located at 5909 Nancy Ridge Drive within the Mira Mesa Community Plan in Council District 5. Based on CEQA Section 15162, the adopted Mitigated Negative Declaration (No. 114358), and the project described in that MND, no changes are proposed to the project, nor are any amendments proposed that result in impacts beyond those disclosed in that MND. EAS staff has made a determination that the project is consistent with MND No. 114358, in accordance with CEQA Section 15162. Report No. – PC-12-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: AT&T SEMINOLE DRIVE – PROJECT NO. 235444

City Council District: 7

Plan Area: Mid-City

Staff: Alex Hempton

AT&T Seminole Drive is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of antennas and equipment located in an existing church building. The antennas will be located within an enlarged steeple structure and equipment is located within the existing building. A PDP is required because the steeple deviates from the zone height requirements and portions encroach into the setback. A CUP is required because the project is located in a residential zone with a non-residential use where the antennas are less than 100' from uses described in 141.0420(d)(2) [day care, elementary school, middle school, or residential uses]. The project is located at 4855 Seminole Dr. in the RS-1-7 zone within the Mid-City: Eastern Area community planning area. The project was determined to be exempt from environmental per the CEQA state guidelines. Report No. – PC-12-006

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: AT&T – FIRST CHURCH – PROJECT NO. 225232

City Council District: 3

Plan Area: Mid-City

Staff: Alex Hempton

AT&T First Church is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project consists of antennas located on a faux pine tree (monopine), which are proposed to be enlarged. The antennas are located on a property containing a non-residential use in a residential zone which requires the processing of an NUP. The equipment enclosure exceeds the 250 sq. ft. permitted by the WCF Design Requirements, LDC 141.0420(g) (3) which requires the processing of a PDP to allow this deviation. The project is located at 3850 Westgate Pl. within the RS-1-7 zone in the Mid-City: City Heights community planning area. The project was evaluated per the CEQA guidelines and was determined to be exempt per CEQA Exemption 15301 (Existing Facilities). Report No. – PC-12-007

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 14: AT&T G KELSCH TRUST – PROJECT NO. 232366

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Alex Hempton

AT&T G Kelsch Trust is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of the removal of an existing Cricket monopine and AT&T facade mounted antennas and the installation of a new 45-foot tall monopine supporting both Cricket and AT&T antennas. The property is located at 12578 Oaks North Drive in the Rancho Bernardo community plan area, RS-1-14 zone. The project was determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities); 15302 (Replacement and Reconstruction); and 15303 (New Construction). Report No. – PC-12-008

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 15: **CITY OF SAN DIEGO CLIMATE MITIGATION AND ADAPTION PLAN**
City Council District: All Plan Area: All

Staff: Linda Giannelli Pratt

Request the opportunity to provide an informational presentation to the Planning Commission about the City of San Diego’s draft Climate Mitigation and Adaptation Plan (CMAP). This is a companion document to the City’s General Plan and aims to advance the goals for a more sustainable city. Specifically, it will:

- quantify the level of greenhouse gas emissions (GHG) from the community and City operations;
- establish reduction targets for 2020 and 2035;
- identify measures to reduce GHG levels;
- track and report progress each year;
- be modified as needed to reach reduction targets; and
- highlight adaptation strategies.

More information is available at www.SDClimateMAP.org

TODAY’S ACTION IS:

No action.

DEPARTMENT RECOMMENDATION:

Informational Item