

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 25, 2010
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 @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING.

NOTE: 3 MINUTE TIME PER SPEAKER.

ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 NOVEMBER 5, 2009;
NOVEMBER 19, 2009; DECEMBER 10, 2009 AND DECEMBER 17, 2009**

ITEM – 7: ***AMATEUR RADIO COMMUNICATION AMENDMENTS**
City Council District: All Plan Area: Citywide

Staff: Amanda Lee

Amateur Radio Communication Amendments to the Land Development Code and Local Coastal Program (Process 5). Amateur radio communication is a legally protected form of non-commercial radio communication that can be beneficial for emergency response and disaster preparedness. The proposed amendments would clarify in the Land Development Code that amateur radio communication by licensed amateur radio operators is a permitted land use citywide. The amendments would also clarify regulations and permit processes that will apply to amateur radio antenna structures in consideration of applicable state and federal law. As proposed, amateur radio antennas may exceed the maximum zoning height by 35 percent or up to 70 feet above grade, whichever is less, through a staff level decision (Process 1); except in the Coastal Height Limit Overlay Zone, Clairemont Mesa Height Limit Overlay Zone, Planned Districts, and Historical Districts/sites with historical resources, where the maximum height of the applicable zone would apply. Antenna placement (through Process 1) would be required to meet the setback standards of the applicable base zone, and may not encroach into environmentally sensitive lands, or into a designated public access way or public view corridor identified in an adopted land use plan. The proposed amendments would allow for deviations to be requested with a Neighborhood Development Permit (Process 2) as necessary to reasonably accommodate site specific communication needs per applicable state and federal law. A Negative Declaration has been prepared as it was determined the code amendments would have no significant environmental impacts. Report No. – PC-10-003

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the amendments to the Land Development Code and Local Coastal Program.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the amendments to the Land Development Code and Local Coastal Program.

ITEM – 8: TROLLEY RESIDENTIAL – PROJECT NO. 179950

City Council District: 4

Plan Area: Southeastern San Diego Community
Plan, Encanto Neighborhoods Planning Area

Staff: Sandra Teasley

An Easement Abandonment, Planned Development Permit, and Site Development Permit (Amendment to Planned Development Permit and Site Development Permit Nos. 582176 and 619562), (Process 5) to allow the development of 52 affordable apartment units within multi-story buildings with basement parking on a 1.84-acre site currently developed with a commercial building and parking lot to be demolished. The subject parcel is located at 4981 Market Street, at the southeast corner of Market Street and Market Creek Drive within the RM-3-7 zone and the Community Plan Implementation Overlay Zone. The development includes a leasing facility, community building for residents, recreation areas and the maintenance of a segment of Chollas Creek. The project requires the abandonment of a sewer easement, deviations to the development standards including parking, building height and signage and, revisions to the Architectural and Sign Design Guidelines entitled Market Creek Plaza Architectural Design Guidelines and the Market Creek Plaza Sign Design Guidelines dated September 28, 1999. The subject parcel is a part of a larger development consisting of a market, retail, commercial uses and office buildings addressed 310 through 404 Euclid Avenue.

On April 28, 2009, Environmental Impact Report (EIR) No. 106715 for the Fifth Amendment to the Central Imperial Redevelopment Plan was certified by the Redevelopment Agency of the City of San Diego. The EIR adequately addressed the potential environmental impacts associated with the project and no new or additional mitigation measures or alternatives are required. Pursuant to California Environmental Quality Act Section 15162, no additional environmental documentation is required for this subsequent project. Report No. PC-10-010

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM – 9: T-MOBILE – DEL MAR MESA – PROJECT NO. 151075

City Council District: 1

Plan Area: Del Mar Mesa

Staff: Alex Hempton

A Conditional Use Permit, Planned Development Permit, Site Development Permit, and Coastal Development Permit for an 18'-2" monobroadleaf (faux) tree supporting two antennas, equipment cabinets associated with the antennas, and an approximately

1,800 linear foot split-rail fence. An existing monopole will be removed. The existing equipment area will be upgraded with a block wall enclosure finished with stucco. The split-rail fence will be provided for consistency with the Community Plan and support of the community group. Exempt from CEQA per section 15302. Located at 5005 Del Mar Mesa Rd. in the Del Mar Mesa Community Plan area in the AR-1-1 zone. Report No. PC-10-015

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: SEA BREEZE CARMEL VIEW – PROJECT NO. 168788

City Council District: 1

Plan Area: Carmel Valley

Staff: Tim Daly

Sea Breeze Carmel View, Process 4 decision for Coastal Development Permit and Extension of Time to Site Development Permit No. 7273 and Planned Development Permit No. 7275 for the construction of two commercial buildings with 125,000 square feet office space with an allowable 6,000 square feet of retail space, and a four level parking structure on a 5.4-acre site. The property is located at southwest corner of Carmel Creek and Shaw Ridge in the NC, CN-1-2, Coastal Overlay (non-appealable), and Carmel Valley Planned District Ordinance zones within the Carmel Valley Neighborhood 8 Precise Plan area of the Carmel Valley Community Plan.

A Mitigated Negative Declaration No. 4449 was prepared for the Sea Breeze Carmel View project, which was before the City of San Diego City Council and adopted on November 30, 2004, by Resolution No. R299919. The current project application under evaluation was reviewed in accordance with CEQA Section 15162 and has been determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: STORM WATER WORKSHOP

City Council District: Citywide

Plan Area: Citywide

Staff: Patricia Grabski

The purpose of the workshop is to 1) inform the Commissioners of the efforts undertaken by the Storm Water Departments (SWD) to reduce storm water and urban runoff pollutants; 2) provide the regulatory framework to improve the water quality in our beaches and bays; 3) describe the roles and responsibilities as a regulated agency, to comply with federal, state and local requirements that govern water quality, as well as biological resources from flooding caused by storm water/urban runoff.

The workshop will provide a brief over-view of the SWD organization which is split into two divisions – Operations and Maintenance (O&M) and Storm Water Pollution Prevention (SWPP); and will describe the responsibilities and roles of each Division to provide the framework to address water quality and flood control issues.

The O&M Division will describe their operational role to manage flood control by maintaining and repairing the City's Storm Water facilities (storm drain pipes and outfalls, drainage channels that convey storm water run-off, and pump stations) and reduce pollutants by street sweeping and parking enforcement.

The SWPP Division will describe their compliance role to reduce pollutants under the State (California Regional Water Quality Control Board, San Diego Region, Order # R9-2007-0001, National Pollutant Discharge and Elimination System (NPDES) Municipal Permit and City's Municipal Code. The SWPP Division is comprised of several sections including program management, policy development, water monitoring, construction development, enforcement/inspections and public education/outreach (Think Blue). Report No. PC-10-019

TODAY'S ACTION IS:
NO ACTION REQUIRED