

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 28, 2010  
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 @ 12:30 to Conference Room A, located on the 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: ***Continue from October 14, 2010***  
**VERIZON WIRELESS MESA DE OTAY – PROJECT NO. 124563**  
City Council District: 8 Plan Area: Otay Mesa

Staff: Simon Tse

Verizon Wireless Mesa De Otay – A Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to replace an expired Conditional Use Permit No. 96-0271 for an existing Wireless Communication Facility (WCF) consisting of a 65-ft high monopole. The project is located at 2175 Cactus Road in the Otay Mesa Development District (OMDD) Industrial Subdistrict zone within the Otay Mesa Community Plan. Verizon Wireless will also be installing a new emergency generator alongside the existing monopole. No other changes are being proposed to this existing WCF. The PDP and CUP shall be processed as a consolidated Process 4, Planning Commission decision, appealable to City Council. The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities). Report No. – PC-10-069

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

- ITEM – 7: **AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK - PROJECT NO. 196483**  
City Council District: 5 Plan Area: Rancho Bernardo

Staff: Simon Tse

AT&T Mobility – Rancho Bernardo Community Park is an application for a Conditional Use Permit and Neighborhood Use Permit for an existing Wireless Communication Facility consisting of three (3) panel antennas mounted on a stadium light standard. Equipment associated with the antennas will continue to be concealed behind the CMU wall adjacent to the trash enclosure. A Conditional use Permit is required as this project is located in the OP-1-1 (Open Space) zone. A Neighborhood Use Permit is required per Land Development Code Section 141.0420(d)(4). This project is located at 18448 West Bernardo Drive in the Rancho Bernardo community planning area in the Rancho Bernardo Community Park. The project was evaluated against the California Environmental Quality Act (CEQA) State Guidelines and was determined to be exempt per Exemption 15301 (Existing Facilities). Report No. – PC-10-084

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: **VERIZON – ARDATH – PROJECT NO. 205594**

City Council District: 1

Plan Area: La Jolla

Staff: Karen Lynch-Ashcraft

Verizon – Ardath: A Conditional Use Permit to modify an existing wireless communication facility consisting of removing, relocating and replacing a total of four antennas and adding two equipment cabinets to the existing equipment area. Landscape will be added to help screen the facility. The project is located at 7990 Via Capri and is zoned LJSPD: SF in the La Jolla Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. – PC-10-086

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 9: **SPRINT/CLEARWIRE – COLUMBIA HEIGHTS – PROJECT NO. 212277**

City Council District: 2

Plan Area: Uptown

Staff: Karen Lynch-Ashcraft

Sprint/Clearwire – Columbia Heights: A Conditional Use Permit for a wireless communication facility which proposes to modify an existing Sprint facility to add Clearwire antennas. All antennas will be concealed behind the existing FRP transparent mansard roof screens and the associated equipment will be located in an existing equipment room in the garage area. The project is located at 3217 Columbia Court and is zoned MCPD: MR-1500 in the Uptown Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. – PC-10-087

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 10: **CROWN CASTLE – WEST OTAY MESA – PROJECT NO. 199779**  
City Council District: 8 Plan Area: Otay Mesa

Staff: Alex Hempton

Crown Castle – West Otay Mesa is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for an existing Wireless Communication Facility (WCF) (with an expired permit) located in the RM-1-1 zone in the Otay Mesa community plan area. The facility consists of a 40-foot tall flag pole, containing up to 6 antennas, and associated equipment located within a compound. The WCF deviates from the WCF Design Requirements, which require a tapered pole design and 250 square foot maximum equipment area. The project also deviates from the zone height limit and setbacks. The project was evaluated based on the California Environmental Quality Act (CEQA) Guidelines and was found to be exempt per CEQA Exemption 15301 (Existing Facilities). Report No. – PC-10-096

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 11: **4147 BACHMAN TENTATIVE MAP – PROJECT NO. 163802**  
City Council District: 3 Plan Area: Mid City

Staff: William Zounes

4147 Bachman Tentative Map – Tentative Map application to create eight residential condominiums under construction and convert one existing residential structure for a total of nine residential condominiums on the same parcel and waive the requirements to underground existing overhead utilities on a 0.11 acre site at 4127-4147 Bachman Place in the MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from CEQA. Report No. – PC-10-096

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project