

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., NOVEMBER 18, 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: APPROVAL OF MINUTES FROM OCTOBER 7, 2010.****ITEM – 7: \*VONS MISSION HILLS – PROJECT NO. 201016**

City Council District: 3

Plan Area: Uptown

Staff: John S. Fisher

The Vons Mission Hills project requires the approval of a Public Right-of-way & Easement Vacation to vacate an alley and a sewer easement, a Drainage Easement Vacation, Street Reservation Vacation and Site Development Permit to allow the demolition of an existing grocery store and other site improvements and construction of the Vons Mission Hills project which consists of an approximately 59,760 square foot supermarket, 8,375 square feet of commercial/office space in five suites, enclosed parking garage, landscaping and other site improvements and minor improvements in the public right-of-way. The 2.18 acre site is composed of several properties located from 335 to 450 W. Washington Street and 450 W. University Avenue between Washington Street and University Avenue east of Dove Street in the CN-2A Zone of Mid-City Communities Planned District within the Uptown Community Plan. A Mitigated Negative Declaration No. 201016 has been prepared for this project which includes a Mitigation, Monitoring and Reporting Program. Report No. – PC-10-097

**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 – 8: T-MOBILE CONCORD MEDICAL – PROJECT NO. 205743**

City Council District: 6

Plan Area: Mission Valley

Staff: Simon Tse

Planned Development Permit, for a T-Mobile Wireless Communication Facility located at 123A Camino De La Reina in the Mission Valley Planned District MV-CO zone within the Mission Valley community plan (Council District 6). The WCF is concealed inside the existing 48-foot high flag pole with associated above ground cabinets. A new flood light shall be installed at the base of the flag pole for illumination at night. No other changes are being proposed. The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. Esq.) under CEQA Guidelines Section 15301 (Existing Facilities). Report No. – PC-10-089

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 9: CLEARWIRE PENNSYLVANIA – PROJECT NO. 207390**

City Council District: 3

Plan Area: Uptown

Staff: Simon Tse

Clearwire Pennsylvania – Conditional Use Permit (CUP) Process 4 for a Wireless Communication Facility (WCF) consisting of the installation of six (6) panel antennas and three (3) microwave dishes concealed inside one existing rooftop cupola. The associated equipment shall also be placed inside the existing rooftop cupola, not visible to the public. The project is located at 836 W. Pennsylvania Avenue, in the MCCPD-MR-1000 zone within the Uptown Community Planning Area. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of small structures) of the State CEQA Guidelines. Report No. – PC-10-098

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 10: SPRINT/CLEARWIRE WESTINGHOUSE – PROJECT NO. 202359**

City Council District: 6

Plan Area: Linda Vista

Staff: Jeffrey A. Peterson

Sprint/Clearwire Westinghouse: (Process 4) Conditional Use Permit (CUP) for a joint modification to an existing Wireless Communication Facility (WCF) for Sprint Nextel and Clearwire which will contain a total of nine (9) panel antennas and three (3) directional antennas (microwave dishes). The modification to the existing WCF include replacement of one (1) panel antenna within each of the three (3) antenna sectors with a new Clearwire panel antenna and adding one (1) directional antenna within each of the three (3) antenna sectors. The project proposes the addition of one equipment cabinet mounted on the existing steel platform on the roof. The existing WCF was approved on October 16, 1997; pursuant to Development Permit No. 95-0351-58. The site is located at 2125 Westinghouse Street in the RM-3-7 Zone within the Linda Vista Community Plan Area, the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and the Montgomery Field, and Council District 6. Environmental Exemption. Report No. – PC-10-092

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 11: AT&T PACIFIC TOWERS – PROJECT NO. 198377**

City Council District: 2

Plan Area: Pacific Beach

Staff: Alex Hempton

AT&T Pacific Towers is an application for a Conditional Use Permit and Site Development Permit for a Wireless Communication Facility (WCF) consisting of façade mounted antennas and associated equipment on an existing building. The project is located at 4944 Cass Street in the Cass Street Planned District and RM-1-1 zone. The project was evaluated based on the California Environmental Quality Act (CEQA) and the proposed activity was determined to be exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. Report No. – PC-10-093

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 12: AT&T CATALINA WATER TANK – PROJECT NO. 198375**

City Council District: 2

Plan Area: Peninsula

Staff: Alex Hempton

AT&T Catalina Water Towers is an application for a Neighborhood Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of façade mounted antennas on an existing water tank and associated equipment on the same property. The project is located at 209 Catalina Boulevard in the RS-1-11 zone. The project was evaluated based on the California Environmental Quality Act (CEQA) and the proposed activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. Report No. – PC-10-094.

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 13: **MIRA MESA RALPHS CENTER – PROJECT NO. 214225**  
City Council District: 5 Plan Area: Mira Mesa

Staff: Tim Daly

“Mira Mesa Ralphs Center” – Planned Development Permit, an amendment to Planned Commercial Development Permit (PCD) No. 85-0500 for a new comprehensive sign program with proposed deviations to height and sign area, for an existing commercial shopping center on a 11-acre property. The project site is located at 9400 – 9490 Mira Mesa Boulevard, in the CC-1-3 Zone, Airport Influence Area, FAA Part 77 Overlay Zones and within the Mira Mesa Community Planning area. The proposed project is determined to be Categorically Exempt under the California Environmental Quality Act. Report No. – PC-10-102

**TODAY’S ACTION IS:**

Process 4: Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 14: **PROPOSED AMENDMENTS TO CENTRE CITY, MARINA AND GASLAMP QUARTER PLANNED DISTRICT ORDINANCES FOR THE REVIEW PROCESSES FOR HOTEL PROJECTS**  
City Council District: 2 & 8 Plan Area: Downtown

Staff: Brad Richter

Consideration of City Council initiated amendments to the Centre City, Marina and Gaslamp Quarter Planned District Ordinances that would alter the entitlement process and permit requirements for certain hotel projects. Specifically the amendments would require:

(1) Approval of a Site Development Permit in accordance with Process 4 (with the CCDC Board or Directors being the review/approval body and the City Council being the appeal body) for downtown hotel projects with 100-200 rooms.

(2) Approval of a Site Development Permit in accordance with Process 5 (with the CCDC Board of Directors providing a recommendation and the City Council being the approval body) for downtown hotel projects with over 200 rooms.

The requirements would apply to hotel projects (meeting the above room specifications) within the Downtown Community Plan area. Report No. – PC-10-106

**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 – 15: **\*DRAFT SAN DIEGO RIVER PARK MASTER PLAN AND COMMUNITY PLAN AND ZONING AMENDMENTS**

City Council District: 6 & 7

Plan Area: Mission Valley, Navajo, Tierrasanta and East Elliot

Staff: Robin Shifflet

This draft master plan will be the policy document for development along the San Diego Rive within the city jurisdiction. The draft master plan establishes a vision, principles, recommendations and design guidelines for development along the river. To implement the draft master plan the following community plans will be amended to be consistent with the draft master plan: Mission Valley; Navajo; Tierrasanta; and East Elliot. In addition the following zoning codes will be amended to be consistent with the draft master plan; Mission Valley PDO, Navajo CPIOZ, and the Mission Trails Design District Ordinance. This project requires a Program EIR. Report No: PC-10-080

**TODAY'S ACTION IS:**

INFORMATION ITEM (THIS ITEM WILL BE A JOINT MEETING WITH THE PARK AND RECREATION BOARD AT 2:30 PM)

**DEPARTMENT RECOMMENDATION:**

NO ACTION WILL BE TAKEN BY THE COMMISSION