

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 15, 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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF MINUTES FROM JANUARY 26, 2012; FEBRUARY 2, 2012 AND FEBRUARY 16, 2012.**

ITEM – 7: *Appeal of Hearing Officer’s decision of May 22, 2011; Continued from September 29, 2011; Continued from November 3, 2011; Continued from December 15, 2011 and Continued from February 2, 2012*

AT&T MOBILITY BONITA COVE – PROJECT NO. 198482

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Appeal of a Process 3 Coastal Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) located at 3181 Mission Boulevard, San Diego, CA 92109 (in Mission Bay Park). The WCF consists of a new 30-ft high clock tower with a total of twelve antennas and associated equipment concealed within. The project was exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or conversion of small structures). The project is located in the CC-4-5 zone within the Mission Bay Park Master Plan.

Report No. – PC-11-074

TODAY’S ACTION IS:

Process 3. Affirm, reverse or modify the Hearing Officer’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Hearing Officer’s approval.

ITEM – 8: *Appeal of Staff’s decision of December 22, 2011*

GIANGUILIO COMPANION UNIT – PROJECT NO. 232498

City Council District: 1

Plan Area: Torrey Pines

Staff: Glenn Gargas

Gianguilio Companion Unit - Coastal Development Permit to construct an approximate 700 square foot rear yard companion unit with a detached three car garage on a property containing an existing single family residence on a 0.23 acre

property. The project site is located at 13056 Via Latina in the RS-1-7 Zone, Coastal Height Limitation Overlay Zone, and Coastal Overlay Zones (non-appealable) within the Torrey Pines Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act on December 6, 2011 and the opportunity to appeal that determination ended on December 21, 2011. Report No. - PC-12-017

TODAY’S ACTION IS:

Process 2. Affirm, reverse or modify Staff’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm Staff’s decision.

ITEM – 9: *Appeal of Staff’s decision of December 5, 2011 and Continued from February 16, 2012*

HENNESSEY’S SIDEWALK CAFÉ - PROJECT NO. 243179

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Hennessey’s Sidewalk Café-Neighborhood Use Permit to construct an approximate 180 square foot Sidewalk Café located within the public walkway for an existing restaurant. The project site is located at 7811 Herschel Avenue, in Zone 1 of La Jolla Planned District, within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limitation Overlay Zone and Transit Area Overlay Zone. This project was determined to be categorically exempt for the California Exemption Quality Act on August 26, 2011 and the opportunity to appeal that determination ended on September 12, 2011. Report No. – PC-12-011

TODAY’S ACTION IS:

Process 2. Affirm, reverse or modify Staff’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm Staff’s decision.

ITEM – 10: **VERIZON WIRELESS TROLLEY – PROJECT NO. 263426**

City Council District: 6

Plan Area: Linda Vista

Staff: Simon Tse

Verizon Wireless Trolley – A Planned Development Permit (PDP) and a Coastal Development Permit (CDP) for a new Wireless Communication Facility (WCF)

located at 5220 Anne Avenue within the IL-3-1 zone of the Linda Vista Community Planning area. The antennas associated with this WCF are completely concealed behind a new parapet wall, painted and textured to match the existing building. The project requires a deviation to locate the equipment within the required side yard setback. The WCF is also located within the Coastal Overlay Zone Non-Appealable

Area 2 which requires a CDP. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). Report No. – PC-12-025

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **VERIZON WIRELESS GATEWAY CENTER – PROJECT NO. 258715**
City Council District: 4 Plan Area: Southeastern San Diego

Staff: Simon Tse

Verizon Wireless Gateway Center – Planned Development Permit (PDP) for a new Wireless Communication Facility (WCF) located at 3636 Gateway Center Avenue within the Southeastern San Diego Planned District I-2 zone of the Southeastern San Diego Community Planning area. The antennas associated with this WCF are completely concealed behind Fiberglass Reinforced Panel (FRP) screenings, painted and textured to match the existing building. The equipment building and generator will be located along the eastern side of the existing building, near an existing driveway from Gateway Center Way. A deviation is required to exceed the 250-sq. ft. equipment size limitation per LDC 141.0420(g)(3), which requires a PDP. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). Report No. – PC-12-026

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **QUAIL BRUSH COMMUNITY PLAN AMENDMENT INITIATION –
PROJECT NO. 2011-04**

City Council District: 7

Plan Area: East Elliot

Staff: Daniel Monroe

Quail Brush Community Plan Amendment Initiation. The site is located at 8506 1/3 Mast Blvd within the East Elliot Community Planning Area. This is a request to initiate an amendment to the East Elliot Community Plan to redesignate a portion of a 22 acre parcel from open space to industrial to allow future development of a 100 megawatt intermediate/peaking load energy generation facility. Exempt from environmental. Report No. – PC-12-027

TODAY’S ACTION IS:

Approve or deny the amendment initiation

DEPARTMENT RECOMMENDATION:

Approve the amendment initiation

ITEM – 13: **INITIATION OF AMENDMENTS TO THE CENTRE CITY PLANNED
DISTRICT ORDINANCE – PROJECT NO. 2012-01**

City Council Districts: 2 & 8

Plan Area: Downtown

Staff: Lucy Contreras

Initiation of amendments to the 2006 Downtown Community Plan and Centre City Planned District Ordinance (Chapter 15, Article 6, Division 3) to rezone sites purchased for public facilities, including Parks/Open Space, Fire Stations, Police Facilities and Libraries and to expand the Floor Area Ratio (FAR) Bonus Payment Program.

This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA. The appropriate environmental review will be completed as part of the amendment study and presented at later hearings for the proposed amendments.

TODAY’S ACTION IS:

Approve or deny the initiation of amendments.

DEPARTMENT RECOMMENDATION:

Approve the initiation of amendments.