

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MAY 3, 2012

CITY CONCOURSE BUILDING

SILVER ROOM

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **SUNROAD CENTRUM RESIDENTIAL PHASES 3 - 5 –
PROJECT NO. 257079**

City Council District: 6

Plan Area: Kearny Mesa

Staff: Jeannette Temple

The Sunroad Centrum Residential, Phases 3-5 project is a request for a Vesting Tentative Map and Planned Development Permit to subdivide seven (7) existing lots into eight (8) lots, create 677 residential condominium units and eleven (11) commercial condominium units, and remove a temporary surface parking lot with associated improvements. The project approval would then allow the construction of a five story building over three (3) levels of parking for 245 attached residential units, a five story building over three (3) levels of parking for 305 attached residential units, and a four (4) story building over two (2) levels of parking for 127 attached residential units for a total of 677 residential units, three recreation centers, and 5,100 square feet of ground floor retail uses. All parking levels are subterranean. The 13.87 acre project site is located between Lightwave Ave., Kearny Villa Road, and Spectrum Center Boulevard in the CA zone of the New Century Center Master Plan (currently zoned CC-1-3), Transit Overlay Area and Airport Influence Overlay within the Kearny Mesa Community Play area. Report No. - PC-12-035

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 7: **SPRINT NEXTEL JUTLAND – PROJECT NO. 255594**

City Council District: 6

Plan Area: Clairemont Mesa

Staff: Alex Hempton

Sprint Nextel – Jutland is an application for a Conditional Use Permit (CUP) and Site Development Permit (SDP), Process 5, for a Wireless Communication Facility (WCF). The project consists of 12 antennas mounted behind radio-frequency transparent screening, designed to integrate with existing building elements, colors, and textures. The project is located at 3219 Clairemont Mesa within the RM-1-1 zone of the Clairemont Mesa community plan area. The WCF exceeds the 30-foot Clairemont Mesa Height limit and zone height limit, requiring the processing of a Process 5 SDP and PDP to allow this deviation. The project was evaluated based on

the California Environmental Quality Act (CEQA) and was determined to be exempt per Categorical Exemption 15301 (b) Existing Facilities. Report No. – PC-12-043

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

ITEM – 8: **SPRINT CHURCH NAZARENE – PROJECT NO. 241184**
City Council District: 3 Plan Area: City Heights

Staff: Alex Hempton

Sprint – Church Nazarene is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility. The project consists of 12 panel antennas mounted within an enlarged steeple structure. The permit for the existing installation is expired and this is an application for a new permit. The PDP is required because portions of the equipment area and antenna structure encroach into the setbacks and the equipment area exceeds the 250 sq. ft. maximum permitted by the WCF Design Requirements (LDC 141.0420). The project is located at 4101 University Avenue in the Mid-City: City Heights community plan area, CC-5-4 zone. The project was determined to be exempt from the California Environmental Quality Act (CEQA) per Categorical Exemption 15301 (b) – Existing Facilities. Report No. - PC-12-045

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **CROWN CASTLE TW PARKWAY – PROJECT NO. 229032**
City Council District: 1 Plan Area: Torrey Highlands

Staff: Alex Hempton

Crown Castle – TW Parkway is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communications Facility (WCF) consisting of antennas mounted to a 55-foot high faux palm tree (monopalm) with equipment located adjacent to the tree within a 498 sq. ft. enclosure. The enclosure exceeds the 250 sq. ft. maximum permitted by the WCF Design Requirements (LDC 141.0420) which requires the processing of a PDP to allow this deviation. Report No. – PC-12-044

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: 1500 BLOCK E/F STREET ALLEY VACATION – PROJECT NO. 229932

City Council District: 2

Plan Area: Downtown

Staff: John S. Fisher

1500 Block E/F Street Alley Vacation project requires the approval of a public right-of-way vacation of an unnamed alley located between E and F Streets, east of 15th Street, west of 16th Street in the Downtown Community Plan area. This project is exempt from CEQA pursuant to State CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and 15061(b)(3). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 15, 2012, and the opportunity to appeal that determination ended March 7, 2012. Report No. – PC-12-048

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 – 11: SPRINT NEXTEL – FLETCHER HILLS – PROJECT NO. 256587

City Council District: 7

Plan Area: Navajo

Staff: Jeffrey A. Peterson

Sprint Nextel – Fletcher Hills (Masek Property): Process 4 Planned Development Permit to continue operating a Wireless Communication Facility (WCF) containing a total of 12 panel antennas (3 sectors) behind a 5-foot high Fiberglass Reinforced Panel (FRP) parapet, 2 GPS antenna, and a 91-square foot equipment enclosure that will house up to 5 equipment cabinets and associated equipment. The existing WCF was approved December 13, 2001 pursuant to Development Permit No. 94-0330-95, which expired on December 13, 2010. The property is located at 8505 Navajo Road in the CC-1-3 Zone within the Navajo Community Plan, Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the Gillespie Field, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 7. This project is exempt from environmental review pursuant to Article 19, Section 15301 (Existing Facilities), of the California Environmental Quality Act (CEQA). Report No. – PC-12-049

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **SEACREST EXTENSION OF TIME – PROJECT NO. 264468**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Morris Dye

Seacrest Extension of Time – The Extension of Time to Coastal Development Permit No. 468135 and Planned Development Permit No. 482837 to demolish existing structures and construct twelve (12) residential for rent units with 2,477 square feet of commercial space on a 0.28-acre site at 732 and 748 Hornblend St. in the CV-1-2 Zone within the Pacific Beach Community Plan Area, Coastal Overlay (Appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, and Transit Area Overlays. The project is relying on a previously certified Mitigated Negative Declaration. Report No. – PC-12-052

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **BALBOA PARK – PLAZA DE PANAMA – PROJECT NO. 233958**
 City Council District: 3 Plan Area: Balboa Park

Staff: Charles Daniels

Master Plan/Precise Plan Amendment, Site Development Permit for Historical Resources and ESL for modifications primarily in the Central Mesa area of Balboa Park including: removal of cars at the Plaza de California, El Prado, Plaza de Panama, and the Esplanade; construction of bypass road and bridge to the Alcazar Parking Lot; and construction of new subterranean parking structure with rooftop park behind the Organ Pavilion, and tram service from the proposed parking structure to the Plaza de Panama. Environmental Impact Report. Report No. - PC-12-042

TODAY’S ACTION IS:

INFORMATIONAL ITEM ONLY

DEPARTMENT RECOMMENDATION:

NO COMMISSION ACTION NECESSARY