

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., JULY 12, 2012**

**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 to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

*Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101.*

**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**ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 THE MINUTES FROM JUNE 28, 2012**

ITEM – 7:     *Trailed from June 28, 2012*

**DOUMA RESIDENCE – PROJECT NO. 236671**

City Council District: 1

Plan Area: Ocean Beach

Staff: Sandra Teasley

The project is a Coastal Development Permit, Site Development Permit, and a Variance to demolish an existing duplex and construct a 1,693 1,712 square foot single family residence with deviations on a 0.05 acre site at 5168 W. Point Loma Blvd. in the RM-2-4 zone. The site is located at 5168 W. Point Loma Boulevard. Exempt from Environmental. Report No. – PC-12-066

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8:     *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; Continued from February 2, 2012, Continued from March 15, 2012 and Continued from May 17, 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 – 9: *Continued from April 26, 2012*

**VERIZON – SCRIPPS RANCH – PROJECT NO. 223834**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Karen Lynch-Ashcraft

Verizon - Scripps Ranch - Conditional Use Permit (CUP) and Planned Development Permit (PDP) for an existing wireless communication facility consisting of two monopoles to be replaced by a 48-foot tall faux eucalyptus tree supporting a total of 14 panel antennas and one 4-foot diameter microwave dish. Associated equipment is located in an adjacent 237-sf enclosure. The project is located on the same property as the City's Scripps Ranch Reservoir located at 12225 Spring Canyon Road in the RS-1-8 zone within the Scripps Miramar Ranch community planning area. Original CUP No. 91-0320-47 expired on March 21, 2010. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-12-020

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Approve the project.

- ITEM – 10: **VERIZON – SKYLINE HILLS – PROJECT NO. 266550**  
City Council District: 4 Plan Area: Skyline-Paradise Hills

Staff: Alex Hempton

Verizon – Skyline Hills is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project consists of the installation of two 65-foot tall stadium light standards, supporting a total of 12 panel antennas, and an above-ground equipment building. The project is located within the Skyline Hills Community Park at 8285 Skyline Drive within the Skyline-Paradise Hills community plan area/OP-1-1 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and was determined to be categorically exempt per CEQA Exemptions 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Report No. – PC-12-063

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

- ITEM – 11: **AT&T 54TH STREET/LTE OPTIMAL – PROJECT NO. 235067**  
City Council District: 4 Plan Area: Eastern

Staff: Alex Hempton

AT&T – 54th Street is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project consists of the enlargement of an existing steeple structure to accommodate additional larger replacement antennas. Equipment is located within an enclosure adjacent to an existing church building. The project is located within the Mid-City: Eastern Area community planning area at 3060 54th Street in the RS-1-7 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and was determined to be categorically exempt per CEQA Exemptions 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). Report No. 0 PC-12-064

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 12: AFFORDABLE HOUSING PARKING REGULATIONS AMENDMENTS  
PROJECT NO. – 11002485**

City Council District: All

Plan Area: Citywide

Staff: Dan Normandin

The Affordable Housing Parking Regulations project consists of amendments to the Municipal Code and the City's Local Coastal Program. The amendments implement the recommendations of the San Diego Affordable Housing Parking Study (December 30, 2011) prepared by Wilbur Smith Associates. Generally, the regulations would apply parking ratios that are unique to the project type (family

housing, SRO, senior housing, studio and one bedroom, and special needs) and unique to the locational characteristics of the project (walkability index and transit index). The project also includes adoption of a Land Development Manual for Calculating Affordable Housing Parking Requirements. The proposed amendments would be effective Citywide inclusive of the Planned District Ordinances.

Negative Declaration No. 11002485 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Report No. – PC-12-067

**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 – 13: VERIZON WIRELESS OTAY BORDER – PROJECT NO. 266951**

City Council District: 8

Plan Area: Otay Mesa

Staff: Simon Tse

Verizon Wireless Otay Border – A Planned Development Permit for an existing Wireless Communication Facility (WCF) consisting of eight (8) antennas and one microwave dish inside two fully enclosed rooftop enclosures located at 9654 Siempre Viva Road in the Otay Mesa Development District Industrial Sub District zone of the Otay Mesa Community Planning area. The associated equipment is located inside a 325-square foot equipment enclosure designed to match the existing building design. Additionally, an emergency back-up generator is also located adjacent to the equipment room, behind a 6-foot tall 144 square-foot chain link fence enclosure. A Planned Development Permit is required for the deviation to exceed the 250-square foot equipment limitation per Land Development Code Section 141.0420(g)(3). The

project was exempt from the California Environmental Quality Act. Report No. – PC-12-070.

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 14: **VERIZON WIRELESS GOLDFINCH – PROJECT NO. 265865**

City Council District: 2

Plan Area: Uptown

Staff: Simon Tse

Verizon Wireless Goldfinch PTS 265865 – An existing Wireless Communication Facility (WCF) located at 836 West Pennsylvania Avenue in the Mid city Community Planned District MR-1000 zone of the Uptown Community Planning area. The existing WCF consists of twelve antennas completely concealed inside two rooftop cupolas, painted and textured to match the existing building design. The associated equipment is located on the first floor and inside an equipment room, not visible to the public. No changes are being proposed to this WCF at this time. The project was exempt from CEQA pursuant to Section 15301, Existing Facilities. Report No. – PC-12-072

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.