SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING 9:00 A.M., JULY 26, 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.

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *SHAWNEE/CG7600 – PROJECT NO. 174988

City Council District: 7 Plan Area: Navajo

Staff: Jeannette Temple

The Shawnee/CG7600 project is a request for a General/Community Plan Amendment, Vesting Tentative Map with Easement Vacation and Public Right-of-Way Vacations, Master Planned Development Permit, Site Development Permit and Rezones from IL-2-1 & AR-1-2 Zones to RT-1-4; R-4-10 and OP-2-1 with a Community Plan Implementation Overlay zone. The project would remove existing improvements and uses, and subdivide a 22.9 acre site for the creation of 27 single family residential lots, 29 multi-family lots and eight (8) open space lots for the future 996 multi-family and 27 single family dwellings, located at 6910-6980 Mission Gorge Road, excepting 6966 Mission Gorge Road, North of Mission Gorge Road at Old Cliffs Road within the Navajo Community Plan. The project would include deviations to development regulations as identified in the Shawnee/CG7600 Master Plan. The project would also implement the Draft San Diego River Park Master Plan and would provide 2.57 acres of neighborhood parks. Report No. - PC-12-029

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 – 7: *JACK-IN-THE-BOX – UPAS STREET – PROJECT NO. 213093

City Council District: 3 Plan Area: Greater North Park

Staff: Michelle Sokolowski

A request for a Planned Development Permit to demolish an existing restaurant and construct a new, approximately 2,178-square-foot, restaurant with deviations

including: operation of a drive-through window, hours of operation, elimination of a pedestrian path of travel, reduced parking, off-setting planes, and landscape. The 0.29-acre site is located at 2959 Upas Street in the CN-1-2 Zone and the FAA Part 77 Notification Area, within the Greater North Park Community Plan and Council District 3. Negative Declaration. Report No. – PC-12-057

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: VERIZON SHOGUN KOBE – PROJECT NO. 263636

City Council District: 6 Plan Area: Kearny Mesa

Staff: Jeffrey A. Peterson

Verizon-Shogun Kobe: (Process 4) Planned Development Permit for a wireless communication facility (WCF) on a city owned property, the WCF consists of a 50-foot tall monopine supporting twelve (12) panel antennas, and two (2) GPS antenna; and a 184 square foot prefabricated equipment building, and 312 square foot equipment enclosure containing the monopine and a 30kw enclosed emergency generator with a 150 gallon diesel tank. The property is located at 9181 Kearny Villa Court in the IL-2-1 Zone within the Kearny Mesa Community Plan Area; Airport Environs Overlay Zones (AEOZ) ALUP Noise Contours (CNEL) for MCAS Miramar, Airport Influence Areas (AIA)-Reviews (Area 2 for Montgomery Field and Area 1 for MCAS Miramar), Federal Aviation Administration (FAA) Part 77 Noticing Areas (Montgomery Field and MCAS Miramar), Overflight Notification Areas (Montgomery Field); and Council District 6. Environmental Exempt. Report No. – PC-12-069

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: AT&T MOBILITY MIRAMAR ROAD LTE – PROJECT NO. 236933

City Council District: 5 Plan Area: Mira Mesa

Staff: Simon Tse

AT&T Mobility Miramar Road LTE – A Planned Development Permit (PDP) to modify an existing Wireless Communication Facility (WCF) located at 7084 Miramar Road within the CC-4-2 zone of the Mira Mesa Community Plan. AT&T Mobility is currently planning LTE upgrades for 4g technology throughout the City of San Diego. AT&T's modification for this project involves the removal of six existing antennas and the installation of twelve antennas inside two rooftop FRP screening enclosures, painted and textured to match the existing building. The equipment associated with this project is located on the 2nd floor, not visible to the public. A deviation to exceed the CC-4-2 height limit of 60-ft. is required for the proposed FRP screening enclosures resulting in a PDP. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities), 15302 (replacement/reconstruction) and 15303 (new construction). Report No. – PC-12-073

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *OUTLETS AT THE BORDER – PROJECT NO. 194101

City Council District: 8 Plan Area: San Ysidro

Staff: P. J. FitzGerald

The Outlets at the Border Project requires a Site Development Permit, Neighborhood Use Permit and Easement Abandonment (rescinding SDP 283921/CUP 182929) to construct a 140,000-square foot commercial retail development on an existing 8.06 acre site southeast of 4211 Camino De La Plaza (west of Virginia Avenue and adjacent to the International Border) in the CT-2-3 Zone of San Ysidro Planned District. Addendum to the San Ysidro Redevelopment Plan EIR No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064. Report No. – PC-12-074.

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: Appeal of Centre City Development Corporation decision on June 14, 2012

*FAT CITY HOTEL - PROJECT NO. CCDP/CDP 2012

City Council District: 2 Plan Area: Downtown

Staff: Brandon Nichols

Appeal of the Centre City Development Corporation (CCDC) President's June 14, 2012 decision to approve a Centre City Development Permit and Coastal Development Permit for the Fat City Hotel project. The Fat City Hotel project proposes the construction of a six-story structure containing two separately branded hotels with a total of 364 hotel rooms and 182 parking spaces. The project site comprises a 62,809 square-foot lot located on the block bounded by Pacific Highway, Ivy Street, California Street and Hawthorn Street in the Little Italy neighborhood within the Downtown Community Planning area. This project is covered under the Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former City of San Diego Redevelopment Agency on March 14, 2006. Report No. – PC-12-079

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.