

SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 20, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: ***Trailed from September 6, 2012***

***DEVELOPMENT AGREEMENT**

City Council District: 2

Plan Area: Downtown

Staff: Brad Richter

Proposal for a Development Agreement between the City of San Diego and the Irvine Company LLC and Bosa Development California II for the development of three blocks located at 1) the southeast and northeast corners of Pacific Highway and Broadway and 2) the southwest corner of Ash Street and Kettner Boulevard in the Downtown Community Plan area. The Development Agreement continues and revises land use and development regulations for the properties established in previous 1983 and 1992 Development Agreements. The proposed Development Agreement is covered under the 2006 Final Environmental Impact Report for the Downtown Community Plan. Report No. – PC-12-096

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the agreement.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the agreement.

ITEM – 7: **T-MOBILE HOWARD ANDERSON PDP – PROJECT NO. 264186**

City Council District: 1

Plan Area: Torrey Pines

Staff: Simon Tse

T-Mobile Howard Anderson PDP – A modification to an existing expired Wireless Communication Facility (WCF) located at 2190 Carmel Valley Road in the CN-1-2 zone of the Torrey Pines Community Planning area and the Coastal Overlay zone. The project modification consists of six replacement antennas on three sides of the building. Two sectors of antenna will be concealed inside Fiberglass Reinforced Panel (FRP) boxes designed to match the existing building. More specifically, these boxes will be designed to match the existing Verizon Wireless designs that are also on the premise. The third sector will consist of façade mounted antennas with side and bottom skirts, painted and textured to match the building. A deviation is required to allow the associated T-Mobile equipment to continue to operate within the rear yard setback resulting in a Planned Development Permit. The project was exempt from CEQA pursuant to Sections 15301, 15302 and 15303. Report No. – PC-12-093

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 8: **SEWER & WATER GROUP 809 – PROJECT NO. 230429**
 City Council District: 1 Plan Area: La Jolla

Staff: John S. Fisher

The Sewer and Water Group 809 project will remove sewer and water mains and install new sewer and water mains within portions of the public right-of-way. The project is divided into northern and southern sections. The northern section would consist of the replacement of 7,323 linear feet (LF) of sewer main and 6,700 LF of water main. The southern section would replace 1,386 LF of water mains. Approximately 7,120 LF of the sewer main and all water mains in both the northern and southern sections of the project would be replaced in the same trench. Approximately 203 LF are proposed for a new sewer line along Paseo del Ocaso between Avenida del la Playa and Vallecitos. A Site Development Permit is required for work in the La Jolla Shores Planned District and by the Environmentally Sensitive Lands regulations due to the potential for Historical Resources and Paleontological Resources. A Mitigated Negative Declaration No. 230429 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and would be implemented which would reduce, to a level of insignificance, any potential impacts identified in the environmental review process. Report No. – PC-12-095

TODAY’S ACTION IS:

Process 4: Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

- ITEM – 9: **PESCADERO EXTENSION OF TIME – PROJECT NO. 281984**
 City Council District: 2 Plan Area: Ocean Beach

Staff: Sandra Teasley

Extension of Time for Coastal Development Permit 274486, Planned Development Permit 524160 and Site Development Permit 277639 to demolish existing multi-family units to construct two in a two-story, 5,203 square foot building with two attached at-grade two-car garages and one open parking space (5 spaces total) on a 0.17 acre site 1466 Pescadero Ave. in the RM-2-4 Zone, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact within the Ocean Beach Community Plan. The project was determined to be consistent with the previous environmental determination. Report No. – PC-12-097

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.