

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 14, 2013
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from January 17, 2013; Trailed from January 31, 2013*

***SANTA LUZ ASSISTED LIVING – PROJECT NO. 257983**

City Council District: 1

Plan Area: Black Mountain Ranch

Staff: William Zounes

Community Plan Amendment, Planned Development Permit, and Conditional Use Permit for a 71,584 square foot nursing facility provided for assisted living and memory care patients of which 32 units for assisted living and 32 units for memory care. All units will exclude kitchens. The project will provide courtyards with walking paths and special amenities for outdoor activities. The vacant 3.28 acre site is located at 14740 Via Fiesta in the AR-1-1 Zone within the Black Mountain Ranch Subarea Plan and governed by VTM/PRD 95-0173 approved in 1995. Addendum to EIR Nos. 95-0173/99-1161 and Addendums Nos. 95-0173.1 and 99-1161 was prepared for this project. Report No. PC-13-001

TODAY’S ACTION IS:

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

DEPARTMENT RCOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 7: *Appeal of Hearing Officer’s decision on December 5, 2012; Continued from January 24, 2013*

ANTHEM CHURCH SUPPLY – PROJECT NO. 274997

City Council District: 6

Plan Area: Mira Mesa

Staff: John S. Fisher

Appeal of the Hearing Officer decision on December 5, 2012 to deny an application for Conditional Use Permit for the Anthem Church Supply to allow an alcohol beverage outlet (Type 20 Beer and Wine License) in an existing building located at 8534 Commerce Avenue within the IL-2-1 Zone of the Mira Mesa Community Plan in District 6. The project has been determined to be exempt from CEQA pursuant to Section 15270. Section 15270 is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved. The environmental exemption determination for this project was made on October 29, 2012 and the opportunity to appeal that determination ended November 13, 2012.
Report No. PC-13-013

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal and Deny the project.

ITEM – 8: **AT&T PALM PROMENADE – PROJECT NO. 274997**
City Council District: 8 Plan Area: Otay Mesa

Staff: Alex Hempton

AT&T Palm Promenade is an application for a Process Four Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of the installation of a 45-foot high faux eucalyptus tree (“monoecalyptus”) supporting 12 panel antennas and equipment located within a 440 sq. ft. enclosure. Antennas located on an existing parking lot light standard will be removed. The project is located at 650 ½ Dennery Road in the Otay Mesa community plan area. The project was determined to be categorically exempt from CEQA pursuant to Categorical Exemption, Section 15301(b) and 15303. This determination was made November 30, 2012 and the appeal period ended December 21, 2012. Report No. PC-13-020

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.