

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., FEBRUARY 28, 2013  
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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     *Appeal of Hearing Officer’s decision on October 10, 2012; Continued from December 13, 2012*

**EDUARDO’S - PROJECT NO. 268446**

City Council District: 8

Plan Area: Southeast San Diego

Staff: Tim Daly

Appeal of Hearing Officer decision to approve Conditional Use Permit and Site Development Permit, pursuant to the Southeastern San Diego Planned District Ordinance, to sell beer and wine in an existing 13,248 square-foot independent market at 3175 National Ave in the CSR-2 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan.

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (existing facility).  
Report No. PC-12-117

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Uphold the appeal and deny the project.

ITEM – 7:     *Appeal of Hearing Officer’s decision on July 11, 2012*

**2975 OCEAN FRONT WALK MAP WAIVER - PROJECT NO. 271240**

City Council District: 2

Plan Area: Mission Beach

Staff: William Zounes

Appeal of the Hearing Officer decision to approve a Map Waiver application to waive the requirements of a Tentative Map and a request to waive the requirement to underground existing overhead utilities to convert three residential units into condominium units on a 0.09-acre site located at 2975 Ocean Front Way in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan. The site is within state coastal jurisdiction and is within the Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area overlay zones. Exempt from CEQA. Report No. PC-13-022

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: **T-MOBILE LA JOLLA SUR LTE - PROJECT NO. 283347**  
 City Council District: 2 Plan Area: Pacific Beach

Staff: Simon Tse

T-Mobile La Jolla Sur LTE – A modification to an existing Wireless Communication Facility (WCF) located at 1010 Turquoise Street in the RM-1-1 and CC-4-2 zones of the Pacific Beach Community Planning area. The project modification consists of six replacement Long Term Evolution (LTE) antennas behind Fiberglass Reinforced Panel (FRP) screen, painted and textured to match the existing building. The equipment enclosure and the associated air conditioning units are located within the required side yard setback. Therefore, a deviation would be processed for the side yard setback requirement resulting in a Planned Development Permit (PDP). Per Land Development Code Section 141.0420(e)(1), a Conditional Use Permit is required. Both the PDP and the CUP shall be processed as a consolidated Process 4, Planning Commission decision, appealable to City Council. The project was also exempt from CEQA. Report No. PC-13-018

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **8<sup>TH</sup> UPDATE TO THE LAND DEVELOPMENT CODE**  
 City Council District: All Plan Area: Citywide

Staff: Amanda Lee



the Carmel Valley Community Plan area. A Mitigated Negative Declaration was prepared for this project. Report No. PC-13-021

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.