

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MARCH 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     *Expedite*

**MELVIN GARB HILLEL CENTER – PROJECT NO. 282741**

City Council District: 9

Plan Area: College Area

Staff: Jeffrey A. Peterson

Melvin Garb Hillel Center: Process 4 Site Development Permit (SDP) to demolish two existing single-family dwelling units and to construct a 10,850-square foot student center on a 0.50-acre site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED ‘Silver’ Level Certification. The project site is located at 5705-5717 Lindo Paseo in the RM-3-9 Zone within the College Area Community Plan Area, College Community Redevelopment Project Master Project Plan (MPP), Airport Land Use Compatibility Overlay Zone for Montgomery Field, Airport Influence Area-Review Area 2 for Montgomery Field, Parking Impact Overlay Zone, and Council District 9. Environmental Exempt. Report No. PC-13-023

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RCOMMENDATION:**

Approve the project.

ITEM – 7: *Appeal of Hearing Officer’s decision on July 11, 2012; Continued from February 28, 2013*

**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: *Appeal of Staff’s Decision on November 7, 2012*

**710 GARNET SIDEWALK AVENUE – PROJECT NO. 243190**

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris E. Dye

710 Garnet Sidewalk Café - Neighborhood Development Permit - Project is a 200 square-foot sidewalk café in the public right-of-way in front of the establishment at 710 Garnet Avenue. Project is Exempt from the requirements of the California Environmental Quality Act (CEQA). Report No. PC-13-011

**TODAY’S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.



**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

ITEM – 11: **VERIZON ENCANTO – PROJECT NO. 258700**

City Council District: 4                      Plan Area: Encanto (Southeastern San Diego)

Staff: Alex Hempton

Verizon - Encanto is an application for a Planned Development Permit (PDP), Site Development Permit (SDP), and a Conditional Use Permit (CUP), Process 4, for a Wireless Communication Facility (WCF) consisting of 12 panel antennas mounted to an existing 94-foot high water tank and an equipment enclosure with an emergency generator located adjacent to the tank. The project is located at 6395 Eider Street within the Southeastern: Encanto community planning area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt, based on Categorical Exemption 15301 (Existing Facilities) and no appeal of this determination was filed within the applicable deadline. Report No. PC-13-025

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 12: **VERIZON – BAYVIEW HEIGHTS – PROJECT NO. 258719**

City Council District: 4                      Plan Area: Mid-City Eastern Area

Staff: Karen Lynch-Ashcraft

Verizon - Bayview Heights Conditional Use Permit/Planned Development Permit for a wireless communication facility consisting of a 40' tall monobroadleaf tree supporting 12 panel antennas. The associated equipment is proposed adjacent to the tree in three separate block enclosures totaling 548-square feet. The project site is located on the property where the Anchor Church is located at 1765 Pentecost Way in the RM-2-5 zone of the Mid-City Communities - Eastern Area community planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-009

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

- ITEM – 13: **VERIZON EL CAJON & COLLEGE – PROJECT NO. 265876**  
City Council District: 9 Plan Area: College Area

Staff: Jeffrey A. Peterson

Verizon El Cajon & College: Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) consisting of twelve panel antennas behind Fiberglass Reinforced Panel (FRP) screens within a new roof-mounted cupola on the existing church classroom building; and a new equipment building containing seven equipment cabinets, an emergency generator, and two GPS antennas. The project site is located at 4747 College Avenue, north of El Cajon Boulevard, in the RM-1-1, RS-1-7, and the CU-2-4 zones of the Central Urbanized Planned District within the College Area Community Planning Area and the Crossroads Redevelopment Project Area. Additionally the following overlay zones apply: Airport Land Use Compatibility Overlay Zone, Airport Influence Areas (AIA)-Reviews-Area 2 for Montgomery Field, and the Parking Impact Overlay Zone-Campus Impact, and Council District 9. The existing building is located within the portion of the property that is zoned RS-1-7. Environmental Exemption. Report No. PC-12-075

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

- ITEM – 14: **SPRINT MORENA LTE PDP – PROJECT NO. 286955**  
City Council District: 2 Plan Area: Linda Vista

Staff: Simon Tse

Sprint Morena LTE PDP – A Planned Development Permit (PDP) to modify an existing Wireless Communication Facility (WCF) located at 814 Morena Boulevard in the CC-1-1 zone of the Linda Vista Community Planning area. The modification consists of nine (9) replacement Long Term Evolution (LTE) antennas with new side and bottom skirts painted and textured to match the existing building. The project

also consist of the installation of eighteen (18) Remote Radio Units (RRUs) behind the rooftop parapet. The equipment associated with this project is located on the roof of the building. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-027

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 15: **SPRINT MOUNTAIN VIEW COMMUNITY CENTER – PROJECT NO. 283354**

City Council District: 9

Plan Area: Southeastern

Staff: Simon Tse

Sprint Mountain View Community Center – A Planned Development Permit and a Neighborhood Use Permit, Process 4, for a new Wireless Communication Facility (WCF) located at 641 Boundary Street in the Southeastern San Diego Planned District SF-500 zone within the Southeastern Community Planning area. The project consists of sixteen (16) antennas and eight (8) Remote Radio Heads (RRHs) concealed inside two (2) new rooftop cupolas and a 210 square foot equipment enclosure. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-029

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.