

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 16, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer’s decision on March 20, 2013*

***COSTEBELLE RESIDENCE - PROJECT NO. 295796**

City Council District: 1

Plan Area: La Jolla

Staff: Paul Godwin

Costebelle Residence: An appeal of the Hearing Officer's March 20, 2013, decision to approve an amendment to a previously approved Site Development Permit (SDP) for a single-family home, which is currently under construction. The original SDP approved a three-story, 4,851-square-foot, single-family residence with detached two-story, 1,266-square-foot, garage/artist’s studio accessory structure. The requested amendment would allow a three-story, 2,040-square-foot garage/guest quarters accessory structure. No changes to the previously approved single-family structure are proposed. The project is located on a 0.62-acre site at 7940 Costebelle Way, in the SF Zone of the La Jolla Shores Planned District, in the La Jolla Community Plan area. This project is within the scope of the original project Mitigated Negative Declaration No. 2701, Certified on June 16, 2004, per California Environmental Quality Act (CEQA) Guidelines Section 15162, which adequately describes the activity for the purposes of CEQA. Report No. PC-13-060

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: *Continued from April 25, 2013*

MISSION GORGE CPA INITIATION - PROJECT NO. 311933

City Council District: 7

Plan Area: Navajo

Staff: Dan Monroe

Initiation of a Community Plan Amendment to the Navajo Community Plan. The property is a triangular 4.5 acre site which includes two parcels (456-310-09 and 456-400-17) located at 7811 Mission Gorge Road within the Navajo Community Planning Area. This is a request to change the land use designation on the subject property from commercial to multi-family residential medium density, 15-29 dwelling units per acre, to allow for multi-family dwelling units. This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. Report No. PC-13-051

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM – 8: ***VERIZON MT. ADA – PROJECT NO. 255230**

City Council District: 6

Plan Area: Clairemont

Staff: Karen Lynch-Ashcraft

Verizon - Mt. Ada Site Development Permit/Planned Development Permit, Process 5 for a wireless communication facility consisting of the replacement of a 133'-2" monopole supporting 15 panel antennas and 2 microwave dishes with a 139'-9" community identification tower concealing 15 panel antennas and two microwave dishes. The associated equipment will remain in a 484-square foot enclosure and a generator will be screened at the base of the tower by a 7'-4" stucco finished concrete wall. The property is located at 6426 Mt. Ada Road in the Clairemont Community Planning area in the CC-1-3 zone, CHLOZ, and FAA Part 77. A Negative Declaration has been prepared in compliance with CEQA. Report No. PC-13-030

TODAY'S ACTION IS:

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

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **VERIZON – 32ND & COMMERCIAL - PROJECT NO. 259348**

City Council District: 8

Plan Area: Southeastern San Diego –
Logan Heights

Staff: Alex Hempton

Verizon - 32nd & Commercial is an application for a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of 12 panel antennas and 1 microwave dish mounted to a new 50-foot high monopine. An equipment enclosure and an emergency generator would also be constructed as part of this project. The project is located at 3220 Commercial Street in the Southeastern San Diego - Logan Heights community plan area. The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Categorical Exemption 15303 (New Construction or Conversion of Small Structures). Report No. PC-13-058

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **BLUE AGAVE - PROJECT NO. 265866**

City Council District: 7

Plan Area: Navajo

Staff: Morris E. Dye

Conditional Use Permit to add 709 square feet of non-permitted existing patio to an existing 4,821 square-foot bar/nightclub located at 6608 Mission Gorge Road at Zion Avenue in the Navajo Community Planning Area. Exempt from Environmental. Report No. PC 13-034

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **GOLDFINCH PUBLIC RIGHT OF WAY VACATION - PROJECT NO. 270034**

City Council District: 2

Plan Area: Uptown

Staff: Tim Daly

Goldfinch Public Right of Way Vacation; Public Right of Way Vacation to vacate 10 feet each side of Goldfinch St. between Thorn St. and Spruce St., and a Neighborhood Development Permit at 3232 Goldfinch St., an existing 5,000 square-foot single family residential lot, for an existing retaining wall in public right-of-way within the Uptown Community Plan area. CEQA Exemption. Report No. PC 13-062

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend the City Council to approve the project.