

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 20, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite*
Continued from June 13, 2013

***METROPOLITAN AIRPARK - PROJECT NO. 208889**

City Council District: 8

Plan Area: Otay Mesa Community Plan

Staff: John S. Fisher

The Metropolitan Airpark would develop a master planned, four-phase development for aviation and non-aviation areas on approximately 331 acres of the 880 acres of Brown Field Municipal Airport within the Otay Mesa Community Planning area.

An Environmental Impact Report No. 208889 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines.
Report No. PC-13-047

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 7: *Expedite*
Appeal of Development Services Department’s decision on April 18, 2013;
Continued from June 13, 2013

VISIN DUPLEX – PROJECT NO. 280069

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Appeal of the April 18, 2013, Development Services Department’s decision to approve a Process Two Coastal Development Permit (CDP) to demolish of two existing single family dwelling units and construct a 2,563 square foot duplex on a 0.04 acre site. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels). The property is located at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach areas), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Environmental Exemption. Report No. PC-13-071

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal and grant the permit.

ITEM – 8: *Continued from May 30, 2013; Continued from June 13, 2013*

CHEVRON EOT – PROJECT NO. 309018

City Council District: 3

Plan Area: Mid-City Communities –
City Heights Neighborhood

Staff: Patrick Hooper

Extension of time (PROCESS 4) to Planned Development Permit No. 648351 & Conditional Use Permit No. 560268 to demolish existing building, remodel fueling stations & construct new store for an existing gas station on a 0.95 acre site at 3359 University Avenue in the CC-5-4 and RM-2-5 Zones of Central Urbanized Planned District within the City Heights Neighborhood of Mid City Communities Plan Area. Report No. PC-13-074

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: *Continued from June 13, 2013*

***NORTHWEST VILLAGE CREEK – PROJECT NO. 230777**

City Council District: 4

Plan Area: Encanto Neighborhoods
(Southeastern San Diego)

Staff: John S. Fisher

The Northwest Village Creek project would develop a four phase project with deviations; Phase I would include a maximum of 14,480 square feet of commercial retail space, including the operation of an alcoholic beverage outlet, Phase II would be the restoration of 875 feet of Chollas Creek, Phase III would include a maximum of 51,350 square feet of commercial retail space and Phase IV would include a maximum of 268,156 square feet which shall include 100 apartment units, a 5,000 square foot rental office and 5,000 square feet of commercial retail space. The 9.19 acre site is located at 4970 and 5050 Market Street and 606 Euclid Avenue in the RM-3-9 and CC-3-5 Zones of the Encanto Neighborhood of the Southeastern San Diego Community Plan within the Central Imperial Redevelopment project.

A Mitigated Negative Declaration No. 230777 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines.
Report No. PC-13-059

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *Continued from June 13, 2013*

AT&T - MORRISON – PROJECT NO. 205425

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Karen Lynch

AT&T - Morrison. A Conditional Use Permit, Planned Development Permit and Site Development Permit for a wireless communication facility consisting of the replacement of a 25-foot tall monopalm with a 25-foot tall monopine supporting eight panel antennas. Associated equipment is located within a 216-square foot enclosure. The project site is located in the backyard of the property at 4864 Lila Drive in the Kensington-Talmadge Community Planning area in the OR-1-1 and RS1-1 zones. The project is exempt from the California Environmental Quality Act (CEQA).
Report No. PC-13-063

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: *Continued from June 13, 2013*

T-MOBILE - MORRISON – PROJECT NO. 237433

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Karen Lynch

T-Mobile - Morrison. A Conditional Use Permit, Planned Development Permit and Site Development Permit for a wireless communication facility consisting of two 14'-6" poles supporting three panel antennas each. Each of the pole/antennas will be covered with vine socks. Associated outdoor equipment is located adjacent to the poles within the rear yard setback. The project site is located in the backyard of the property at 4864 Lila Drive in the Kensington-Talmadge Community Planning area in the OR-1-1 zone. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-064

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **AT&T – BOUNDARY STREET – PROJECT NO. 226649**

City Council District: 3

Plan Area: Greater North Park

Staff: Alex Hempton

AT&T - Boundary Street. Conditional Use Permit/ Site Development Permit (PROW and Mid-City Dev Permit), Process 5, for a Wireless Communication Facility (WCF) in the public right-of-way consisting of a 49-foot tall faux water tank concealing 12 panel antennas located at the northeast corner of Meade Avenue where it intersects with Boundary and Iowa Streets. Equipment associated with the antennas is located within the base of the tower. The project is exempt from the California Environmental Quality Act (CEQA). Report No. 13-068

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 13: **PINAR PLACE VACATION – PROJECT NO. 294358**

City Council District: 1

Plan Area: Torrey Pines

Staff: John S. Fisher

The Pinar Place Vacation project requires the approval of a Public Right-of-way Vacation and Coastal Development Permit to vacate an unused, undeveloped public street, as shown on Drawing 37279-B indicating approximately 0.447 acres. The site is located at 2144 through 2186 Pinar Place and 13610 Pine Needles Drive between Pine Needles Drive and Nob Avenue in the Torrey Pines Community Plan area in the RS-1-6 zone in the Torrey Pines Community Plan area. This activity is Exempt from CEQA pursuant to CEQA Section 15305 (Minor Alterations in Land Use Limitations). Report No. PC-13-069

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 14: **TROLLEY RESIDENTIAL EXTENSION OF TIME – PROJECT NO. 312725**

City Council District: 4

Plan Area: Encanto

Staff: Sandra Teasley

An Extension of Time to Planned Development/Site Development Permit Nos. 648152 and 649661, for the construction of 52 affordable residential units within two (2) three and four story building complexes (including a 937 square foot leasing facility and multi-purpose room) above a subterranean garage totally approximately 71,243 square feet. The development proposes deviations to the development regulations for building height of a maximum of 66'-0" where 50'-0" is allowed and a plum measurement of 59'-3" where 40'-0" is allowed, and, to allow two ground signs within the visibility area. The 1.84-acre property is located at 4981 Market Street within the Encanto Neighborhood Planning Area. Environmental Impact Report No. 106715 adequately covered this activity and the activity is not a separate project. Report No. PC-13-071

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 15: **OCEAN BEACH COMMUNITY PLAN AND LOCAL COASTAL PROGRAM UPDATE – PROJECT NO. 308424**

City Council District: 2

Plan Area: Ocean Beach

Staff: Maxx Stalheim

As part of the Ocean Beach Community Plan Update, this workshop will provide the Planning Commission an opportunity to review and comment on the Draft Community Plan and Local Coastal Program. The workshop will also provide staff an opportunity to gather input from the Planning Commission on policy direction for the update. No action is required on the part of the Planning Commission at this time. Report No. PC-13-072

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 16: **AMENDMENT TO PROCESSING OF CAPITAL IMPROVEMENT PROJECTS – PROJECT NO. 11002544**

City Council District: All

Plan Area: Citywide

Staff: Dan Normandin

The purpose of this amendment is to reduce the processing times and costs associated with making decisions on capital improvement projects. This amendment to the Municipal Code and Local Coastal Program creates two new approval processes for capital improvement projects. The decision on a capital improvement project that requires a Coastal Development Permit or a Site Development Permit. Process CIP-Two is similar to Process Two except it is appealable to the City Council rather than the Planning Commission. Process CIP-Five is similar to Process Five except it does not require a Planning Commission recommendation prior to the City Council hearing. The proposed amendment affects only the decision process and makes no change to regulations for coastal Development, environmentally sensitive lands, or historical resources.

An Environmental Impact Report (EIR) No. 96-0333 was prepared and certified for the original project (adoption of the Land Development Code). The amendment to the Land Development Code was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR was certified. Therefore, no subsequent environmental document is needed for this action. Report No. PC-13-073

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 17: ***BARRIO LOGAN COMMUNITY PLAN AND LOCAL COASTAL PLAN UPDATE**

City Council District: 8

Plan Area: Barrio Logan

Staff: Lara Gates

Barrio Logan Community Plan and Local Coastal Plan Update, City of San Diego General Plan Amendment. Rescission of the Barrio Logan Planned District Ordinance. Rezoning to citywide zones contained in the Land Development Code (LDC). Amendments to the LDC including modifications to existing zones, creation of new zones, and creation of a coastal categorical exclusion in specified portions of Barrio Logan. Certification of the Environmental Impact Report Sch. No 2009091021 and Adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program.
Report No. PC-13-041

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.