

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JULY 11, 2013  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> 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 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 – 8: **SPRINT REAL HEALTH LTE - PROJECT NO. 295874**  
City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Simon Tse

Sprint Real Health LTE-A modification to an existing Wireless Communication Facility (WCF) located at 1424 30<sup>th</sup> Street in the IL-2-1 zone of the Otay Mesa Nestor Community Planning area. The modifications consist of upgrades to improve the appearance of existing monopole in addition to replacement antennas. The project would result in a total of six (6) antennas and associated equipment behind a 6-foot tall chain link fence. The equipment enclosure associated with this project is located within the required rear and side yard setbacks and exceeds the equipment size limitation of 250-sq ft pursuant to the City of San Diego Municipal Code Section 141.0420(g)(3). A Planned Development Permit is required for these deviations. The project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-076

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **AT&T – GOLD COAST/WANGENHEIM MS – PROJECT NO. 290602**  
City Council District: 6 Plan Area: Mira Mesa

Staff: Alexander Hempton

AT&T - Gold Coast/Wangenheim Middle School is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The WCF consists of a 65-foot tall faux eucalyptus tree, supporting panel antennas, and an equipment enclosure. The project deviates from the 30-foot height limit and encroaches into the required side setback. The project is located at 9230 Gold Coast Drive on the Wangenheim Middle School campus near an entrance off Black Mountain Road, in the Mira Mesa community plan area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt. Report No. 13-078

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 10: **T-MOBILE – RANCHO DEL SOL II – PROJECT NO. 289203**  
City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Karen Lynch

T-Mobile - Rancho Del Sol II Conditional Use Permit/Planned Development Permit for an existing wireless communication facility consisting of a 38' tall faux water tank concealing 6 panel antennas, which are proposed to be replaced with this application. Associated equipment is located below the tank in a matching enclosure. The project is located at 13585 Rancho Santa Fe Farms Road in the RS-1-14 zone. The previous permit expired 7/22/12. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-081

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **\*CASTLEROCK – PROJECT NO. 10046**  
City Council District: 7 Plan Area: East Elliot

Staff: Jeannette Temple

The Castlerock project is a request for a General Plan and East Elliot Community Plan Amendment, Rezone from RS-1-8 to RX-1-1, RM-2-4 and OC-1-1 zones, Vesting Tentative Map with Easement and Public Right-of-Way Vacations, Site Development Permit/Planned Development Permit with an MHPA Boundary Line Adjustment, Resolution in Support of Annexation, and Environmental Impact Report for the construction of up to 283 single family detached dwelling units, 147 multi-family detached dwelling units, and as public park, and approximately 90-acres of open space on a vacant 203.64-acre site located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway.

The Castlerock project is a dual scenario project; the first scenario, the Annexation Scenario, proposes the subdivision of a 203.64-acre site into a 430-unit residential development with 283 detached single-family residences and 147 multi-family detached units clustered on larger lots (referred to as green court units), approximately 4.0 acres of public parks, pocket parks, a multi-use trail, and approximately 94 acres of open space. Under the Annexation Scenario, the project

site would be detached from the City of San Diego, subject to the approval of the San Diego Local Agency Formation Commission, except for the approximately 90-acre dedicated open space area, and annexed into the City of Santee's territory and the Padre Dam Municipal Water District (PDMWD) service district.

The second scenario, the No Annexation Scenario, proposes the subdivision of the 203.64-acre site into a 422-unit residential development with 282 detached single-family residences, 140 multi-family detached green court units, approximately 4.0 acres of public parks, pocket parks, a multi-use trail, 94.73 acres of open space, and related on-site and off-site water and sewer infrastructure improvements.

Both Scenarios include deviation to development regulations from the RX-1-1 and RM-2-4 zones.

The decision to approve, conditionally approve, modify or deny the General Plan and East Elliot Community Plan Amendment, Rezone from RS-1-8 to RX-1-1, RM-2-4 and OC-1-1 zones, Vesting Tentative Map with Easement and Public Right-of-Way Vacations, Site Development Permit/Planned Development Permit with an MHPA Boundary Line Adjustment, Resolution in Support of Annexation, and Environmental Impact Report will be made by the City Council at a future public hearing. Environmental Impact Report No. 10046, Planning Commission Report No. PC-13-083

**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 – 12: **\*ACTIVCARE AT MISSION BAY – PROJECT NO. 278939**  
City Council District: 2 Plan Area: Pacific Beach

Staff: Sandra Teasley

A Conditional Use Permit and a Coastal Development Permit to construct a 60-bed residential care facility for the elderly located within a proposed one story, 24,850-square-foot building. Existing commercial buildings would be demolished. The project includes the following encroachments as allowed through the Reasonable Accommodations regulations: To observe a 10-foot front yard setback on Grand Avenue where 15 feet is required; to observe a 10-foot street side yard setback on Culver Street where 18 feet is required and to construct a 5-foot high, 100-square-foot, two-faced ground identification sign within the setback along Grand Avenue where a 1-square-foot nameplate is permitted in a single-family zone. (These requested encroachments were approved as a Process 1 administrative action by

staff). The 1.22-acre site is located at 2440 Grand Avenue in the RS-1-7 zone, Coastal Overlay Zone (non-appealable). Report No. PC-13-085

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.