

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 12, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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*
Appeal of Hearing Officer's decision on June 12, 2013

TRIPLEX FOR WIR HOLDINGS, LLC – PROJECT NO. 290417
City Council District: 2 Plan Area: Mission Beach

Staff: Laura C. Black

An Appeal of the Hearing Officer's decision to approve a Coastal Development Permit and Lot Line Adjustment for the demolition of the existing residential dwelling unit and the construction of a three-story, 5,276 square foot triplex and Lot Line Adjustment for an approximate 8.2 square foot portion of Parcel 1 to be transferred to Parcel 2, along the southern property line for the project. The 4,477 square foot site is located at 2719 Bayside Walk in the MBPD-R-S zone of the Mission Beach Planned District, the Airport Environs Overlay Zone, the 60-65 CNEL noise contour, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program Area. The Project shall integrate photovoltaic panels consistent with council policy 600-27. Exempt from Environmental. Report No. PC-13-088

TODAY'S ACTION IS:
Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:
Deny the appeal.

ITEM – 7: *Appeal of Substantial Conformance Review Staff’s decision on February 4, 2013*

*** TJ RIVER VALLEY MSWMP SCR – PROJECT NO.306915**

City Council District: 8

Plan Area: Tijuana River Valley

Staff: Helene Deisher

On February 4, 2013, Development Services Staff APPROVED an application for a Substantial Conformance Review (SCR) for the TJ River Pilot Channel and Smuggler’s Gulch maintenance activities and determined that the proposed maintenance work substantially conforms with the City’s Master Storm Water System Maintenance Program, Site Development Permit, PEIR and MMRP. The property is located in the vicinity of Hollister Street and Monument Road, OF-1-1 zone, the Coastal Overlay Zone, the 100 Year Floodway (Special Flood Hazard Area), MSCP and MHPA. Report No. PC-13-033

****Please Note that the appeal for this project has been withdrawn by the appellant.**

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: **VERIZON WIRELESS FIESTA ISLAND PDP – PROJECT NO. 304431**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Simon Tse

Verizon Wireless Fiesta Island PDP PTS 304431 - A Planned Development Permit (PDP) application for a modification to an existing Wireless Communication Facility (WCF) located at 1845 Morena Blvd. in the CC-4-2 zone of the Clairemont Mesa Community Plan. The project consists of one replacement antenna and new side and bottom skirts for the existing Verizon antennas. The affected antennas and mounting apparatus will be painted and textured to match the existing building. The 190-square foot equipment enclosure associated with this project is located within the required 10-foot rear yard setback and requires a deviation to continue to operate without any changes. The project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-13-095

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

- ITEM – 9: ***LA JOLLA CHILDREN’S POOL BEACH CLOSURE – PROJECT NO.225045**
 City Council District: 1 Plan Area: La Jolla

Staff: Morris Dye

Children's Pool Beach Closure - A Coastal Development Permit and Local Coastal Plan Amendment to create an Environmentally Sensitive Habitat Area and annually close public access to La Jolla Children's Pool by placing barricades with 24"x36" signs at the top of the concrete stairs during harbor seal pupping season from December 15 to May 15 within the La Jolla Community Plan Area. A Negative Declaration has been prepared for the project. Report No. PC-13-098

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 – 10: **SPRINT NORTH POMERADO LTE – PROJECT NO. 302318**
 City Council District: 5 Plan Area: Rancho Bernardo

Staff: Simon Tse

Sprint North Pomerado LTE – A modification to an existing Wireless Communication Facility located at 18655 West Rancho Drive in the RM-2-5 zone of the Rancho Bernardo Community Plan. The proposed modifications includes tow replacement Long Term Evolution (LTE) 4G antennas concealed inside two Fiberglass Reinforced Panel screenings, painted and textured to match the existing building. The equipment associated with this project will continue to operate inside a 198-square foot prefabricated enclosure, painted to match the building. Pursuant to the City of San Diego Municipal Code Section 141.0420(f)(2), the project requires a Conditional Use Permit. The project was exempt from the California Environmental Quality Act. Report No. PC-13-100

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project