

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 26, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **RANCHO DEL SOL – PROJECT NO. 157399 HAS BEEN WITHDRAWN.**

ITEM – 7: *Trailed from June 13, 2013; Continued from June 20, 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 – 8: *Trailed from June 13, 2013; Continued from June 20, 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 – 9: **AT&T VFW – PROJECT NO. 261120**

City Council District: 8

Plan Area: Barrio Logan

Staff: Alexander Hempton

AT&T - VFW is an application for a Site Development Permit (Barrio Logan Planned District Permit) (SDP), Conditional Use Permit (CUP), Coastal Development Permit (CDP), and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes a 50-foot tall faux pine tree (referred to as a "monopine"), supporting 12 panel antennas, along with an equipment enclosure located adjacent to the monopine and a 33-foot tall flagpole. The project is located at 2100 Logan Avenue in the Barrio Logan Community Plan Area, Barrio Logan Planned District - Redevelopment Subdistrict zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt under categorical exemptions 15301 (Existing Facilities) and 15303 (New Construction). Report No. PC-13-094

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 10: **VERIZON – OAKS NORTH – PROJECT NO. 310809**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Alexander Hempton

Verizon - Oaks North is an application for a Neighborhood Use Permit, Neighborhood Development Permit, and Planned Development Permit, Process 4, for a Wireless Communication Facility consisting of 12 panel antennas mounted on a new 52-foot tall faux pine tree ("monopine"). Equipment associated with the antennas and an emergency generator are located near the monopine. The project is located at 12578 Oaks North Drive. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt per CEQA Guidelines Section 15303 (New Construction).
Report No. PC-13-112

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 11: * **AMENDMENTS TO THE CENTRE CITY PLANNED ORDINANCE – PROJECT NO. 2013-01**

City Council District: 3

Plan Area: Downtown Community
Plan Area

Staff: Lucy Contreras

Amendments to the Centre City Planned District Ordinance (Chapter 15, Article 6, Division 3) and Local Coastal Program (LCP). The amendments address a variety of topics including, but not limited to, land use, permit process, development regulations including an increase in the required amount of pet open space and modifications to regulations pertaining to roof-top mechanical screening, separately regulated use regulations including amendments to provisions related to live entertainment, on and off-premise alcohol sales and outdoor activities and refinements resulting from recently approved city-wide municipal code regulation amendments. The amendments also include several clean-up items including edits to text and corrections to figures.

This project is covered under the Final Environmental Impact Report (FEIR) for the Downtown Community Plan, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Former Agency Resolution R-04544). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section

15168. The proposed CCPDO amendments do not result in any new environmental impacts that were not already addressed in the FEIR or addenda to the FEIR. In accordance with CEQA Guidelines Sections 15162 and 15168, no further environmental documentation is required with respect to the proposed CCPDO amendments. Report No. PC-13-107

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.