

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., NOVEMBER 14, 2013  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**



be categorically exempt under California Environmental Quality Act (CEQA) Guidelines. Report No. PC-13-119

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 9: *Trailed from June 13, 2013; Continued from June 20, 2013; Continued from September 26, 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 monopole 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 – 10: *Trailed from June 13, 2013; Continued from June 20, 2013; Continued from September 26, 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 the removal of two 14'-6" antenna poles and the installation of six panel antennas on the

proposed AT&T monopine (PTS 205425, Item no. 7 on this docket). The associated existing outdoor equipment will remain in its current location in the northeast corner of the rear yard. 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 – 11: **MORRELL STREET VACATION – PROJECT NO. 315688**

City Council District: 2

Plan Area: Pacific Beach

Staff: Sandra Teasley

The project is a Coastal Development Permit and a Public-Right-of-Way Vacation for the vacation of a 10-foot segment of Morrell Street (10 feet of the existing 20-foot curb-to-property line distance is proposed to be vacated) located adjacent to 4214 and 4216 Morrell Street and 1976 Oliver Avenue within the Pacific Beach Community Planning Area. No development is proposed with this application. The physical existing right of way improvements would remain unchanged. Report No. PC-13-126.

**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: **AT&T MOBILITY CROWN POINTE – PROJECT NO. 326246**

City Council District: 2

Plan Area: Pacific Beach

Staff: Simon Tse

AT&T Mobility Crown Pointe – A Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) located at 3866 Ingraham Street within the RM-3-7 zone of the Pacific Beach Community Plan. AT&T Mobility is proposing to install a WCF that consists of twelve (12) antennas behind the existing rooftop mechanical screen wall using FRP screening materials. The equipment associated with this

project is located inside a 240-square foot enclosure at the basement level. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New construction or conversion of small structures). Report No. PC-13-127

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 13: **ROSEVIEW TENTATIVE MAP/RIGHT OF WAY VACATION – PROJECT NO. 191215**

City Council District: 2

Plan Area: Peninsula

Staff: Morris E. Dye

Roseview Tentative Map/Right-of-Way Vacation to vacate a portion of Locust Street and to create two (2) new lots and lot line adjustment to four (4) existing lots located at 3045 and 3115 Tennysen Street and 3044 Sterne Street in the RS--7 zone within the Peninsula Community Planning Area, Coastal Height Limit, Airport Approach, Airport Influence Area, Federal Aviation Administration Part 77 overlays. A Mitigate Negative Declaration has been prepared to address potential paleontological impacts. Report No. PC-13-129

**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: **RHODES CROSSING – PROJECT NO. 342342**

City Council District: 6

Plan Area: Rancho Penasquitos

Staff: Michael Prinz

Rhodes Crossing Community Plan Amendment Initiation. The site is comprised of just over 26 acres of undeveloped property located at the intersection of Carmel Mountain Road and Camino Del Sur. The applicant is requesting initiation of an amendment to the Rancho Penasquitos Community Plan to change the land use

designation of the sites from Low Density Residential and Open Space to Medium Height Density Residential. Report No. PC-13-131

**TODAY’S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

**ITEM – 15: CENTRE CITY PLANNED DISTRICT ORDINANCE INDUSTRIAL BUFFER OVERLAY ZONE AMENDMENTS – PROJECT NO. 2013-01**

City Council District: 3

Plan Area: Downtown Community  
Plan Area

Staff: Lucy Contreras

Proposal to Amend the Centre City Planned District Ordinance (Chapter 15, Article 6, Division 3) and Local Coastal Program for the Establishment of an Industrial Buffer Overlay Zone Prohibiting Residential and Other Sensitive Land Uses in an Area Near the Solar Turbines Industrial Complex Located at 2200 Pacific Highway – Little Italy Neighborhood of the Downtown Community Plan Area

The environmental impacts associated with the implementation of the San Diego Downtown Community Plan and the Centre City Planned District Ordinance were evaluated by the Final Environmental Impact Report (FEIR) for the 2006 San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Redevelopment Project. In accordance with the provisions of the FEIR, an evaluation of the proposed amendments was conducted to determine whether the environmental impacts associated with the proposed amendments were adequately addressed in the FEIR, and to verify that there is no change in circumstance, additional information, or project changes to warrant additional review. It was determined that the proposed amendments required the preparation of an addendum to the FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and California Environmental Quality Act (CEQA) Guideline sections 15162 and 15163. The attached Fifth Addendum concludes that the proposed amendment to the CCPDO does not substantially change the original project, introduce new or more severe significant environmental impacts, require major revisions to the FEIR, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of additional mitigation measures or alternatives. Report No. PC-13-132

**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.