SAN DIEGO PLANNING COMMISSION DOCKET FOR PLANNING COMMISSION MEETING 9:00 A.M., DECEMBER 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 12^{ih} 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 noncontroversial 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*

***THE VILLAGE AT PACIFIC HIGHLANDS – PROJECT NO. 317590** City Council District: 1 Plan Area: Carmel Valley

Staff: Laura C. Black

Planned Development Permit (PDP), Site Development Permit (SDP), and Vesting Tentative Map (VTM) to amend PDP No. 12852, SDP No. 433515 and VTM No. 433521, to reconfigure proposed buildings and overall project layout with a total of 331 residential units, 79 affordable housing units and 252 market rate housing units, changes in the overall use of the 195,000 square foot commercial space, a future library site and a civic use area. The project includes a transfer of residential units from Rancho Milagro site (55 units) (Project No. 332547) and from The Elms and Ivy site (57 units) (Project No.296644), for a total transfer of 112 residential housing units onto the proposed project site. The requested density transfer will allow for a total of 331 residential units to be constructed on the site. The proposed project is a phased development that will be completed in three phases. The 33.58-acre project premise is located at the northeast corner of Carmel Valley Road and Del Mar Heights Road in the CC-1-3 and AR-1-1 zone with the Pacific Highlands Ranch Subarea Plan, and the Urban Village Overlay Zone. The project shall be consistent with Council Policy 600-27 and 900-14. Findings to Master Environmental Impact Report No. 96-7918. Report No. PC-13-128

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 7: VERNAL POOL WORKSHOP

City Council District: City-wide

Plan Area: City-wide

Staff: Jeanne Krosch

Planning Commission Workshop by City staff and Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) to present information on vernal pools located within the City of San Diego and associated endangered and threatened vernal pool species. Focus will be on the status, current threats, and ability to restore these important vernal pool resources. Information item only; no action is required. Report No. PC-13-133

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 8: SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATE WORKSHOP

City Council District: 4, 8, 9

Plan Area: Southeastern San Diego and Encanto Neighborhoods

Staff: Lara Gates

This workshop is to brief the Planning Commission on the Southeastern San Diego and Encanto Neighborhoods community plan updates. The plan updates began in November 2012 with the development of the existing conditions studies. The initial public meetings started in April 2013 and have been held regularly over the past eight months. Topics to be presented include: Public outreach efforts to date; Existing conditions findings; Development and implementation of the community's vision and guiding principles; Discussion of the development of transit villages and associated development incentives; and presentations on the draft National Avenue Master Plan and draft Euclid Gateway Master Plan efforts. Report No. PC-13-111

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 9: CITY OF SAN DIEGO CLIMATE ACTION PLAN

City Council District: All Plan Area: All

Staff: Nicole Capretz

Informational Update from the Mayor's Office and the Economic and Environmental Sustainability Task Force regarding the Climate Action Plan. The Climate Action Plan will provide citywide policy direction and identify actions that the City will take to address climate change and meet greenhouse gas reduction targets consistent with federal and state mandates. An Environmental Impact Report will be prepared.

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 10: SPRINT PAC BELL MIRA MESA – PROJECT NO. 297000 City Council District: 5 Plan Area: Mira Mesa

Staff: Alexander Hempton

Sprint - Pac Bell Mira Mesa is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). Panel antennas are both facade mounted, and located behind screening, on an existing Pacific Bell telephone equipment building. Equipment associated with the antennas is located adjacent to the building in an enclosure. Portions of the roof-mounted equipment and screening exceed the zone (AR-1-2) 30foot height limit. The project is located at 9059 Mira Mesa Blvd. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction). Report No. PC-13-138

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 11: * 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 - Local Coastal Plan Amendment to 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-13-139

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: MISSION BEACH ELEMENTARY SCHOOL/MISSION BEACH PRECISE PLAN INITIATION – PROJECT NO. 345142 City Council District: 2 Plan Area: Mission Beach

Staff: Lesley Henegar

The Mission Beach Elementary School CPA Initiation is an initiation of an amendment to the Mission Beach Precise Plan. The Property is approximately 2.23 acres and is located at 818 and 825 Santa Barbara Place in the Mission Beach Community.

The property is currently designated for a school by the Mission Beach Precise Plan. The initiation would allow staff to evaluate the redesignation of land use for the subject property. The applicant has requested a multifamily residential land use of 36 du/ac. Per CEQA Section 15282(I) an environmental document is not required for Precise Plan Initiations. Report No. PC-13-140

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.