

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 30, 2014
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE MINUTES FROM:**
 • **JANUARY 16, 2014**

ITEM – 7: ***Expedite***

*** La Jolla Commons III – PROJECT NO. 324553**

City Council District: 1

Plan Area: University

Staff: Laura Black

The project proposes a Community Plan Amendment (CPA) to remove the residential use from the La Jolla Commons Subarea (Subarea 29) in Table 3 of the Development intensity Element of the University Community Plan; a Planned Development Permit (PDP) and Vesting Tentative Map (VTM), amendment to PDP No. 252591 and VTM No. 340259, for the construction of one of three options: option one - an approximately 15 story, 223,900 square foot office building, with both subterranean and above grade parking; option two – an approximately 11 story , 165,780 square foot hotel building, above subterranean parking (264 hotel room maximum); and option three – an approximately 13 story, 285,960 square foot office/hotel building, above subterranean parking, (175 hotel room maximum). The 1.68 acre site is located at 4727 Executive Drive, southeast corner of Executive Drive and Judicial Drive in the CV-1-2 and IP-1-1 Zones, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the North University /City Facilities Benefit Area (FBA), the Parking Plan Impact Overlay Zone (Campus Impact Area), and the University Community Plan Area. The proposed development shall be consistent with council policy 600-27 and 900-14. Addendum to Environmental Impact Report No. 99-0762. Report No. PC-14-009

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 – 8: * **BLACK MOUNTAIN NATURAL RESOURCES PLAN (NRMP) – PROJECT NO. 266083**

City Council District: 1

Plan Area: Rancho Penasquitos

Staff: Helene Deisher

RECOMMENDATION hearing to the City Council of a Site Development Permit for work within Environmentally Sensitive Lands and Community Plan Amendment for the adoption of the Black Mountain Natural Resource Management Plan (NRMP) into the Rancho Penasquitos Community Plan. The NRMP would provide guidance for the present and future use and maintenance of the park, as well as Area Specific Management Directives which satisfy requirements of the City's MSCP Implementing Agreement for the Black Mountain Open Space. The project will also revise the existing trail system for Black Mountain through the closure of 11.9 miles of existing trails and the development of 3.45 miles of new trail segments within the Rancho Penasquitos Community Plan area. Environmental Mitigated Negative Declaration. Report No. PC-14-003

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 – 9: **T-MOBILE BAY POINTE APARTMENTS – PROJECT NO. 286694**

City Council District: 2

Plan Area: Pacific Beach

Staff: Simon Tse

T-Mobile Bay Pointe Apartment – A Conditional Use Permit (CUP) to modify an existing Wireless Communication Facility (WCF) located at 3866 Ingraham Street within the RM-3-7 zone of the Pacific Beach Community Plan. T-Mobile is proposing to replace six antennas to upgrade to the Long Term Evolution (LTE) 4G technology. The equipment associated with this project will continue to operate inside a 144-square foot equipment room without any proposed changes. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). Report No. PC-14-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 10: **AT&T NORTH PARKER – PROJECT NO. 331379**

City Council District: 3

Plan Area: Greater North Park

Staff: Alexander Hempton

AT&T North Parker is an application for a Neighborhood Use Permit (NUP) and a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of 12 panel antennas, mounted on the roof of the North Parker building, concealed behind radio-frequency (RF) transparent screens. Equipment associated with the antenna will be located in an interior equipment room. The project is located at 3006 Upas Street, to the north of Upas Street and east of 30th Street in the Greater North Park community plan area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt. Report No. PC-14-007

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 11: **VERIZON MISSION BAY ATHLETIC AREA – PROJECT NO. 258706**

City Council District: 2

Plan Area: Pacific Beach

Staff: Jeffrey A. Peterson

Verizon Mission Bay Athletic Area: Planned Development Permit (PDP), Site Development Permit (SDP) and Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) that will be located within a City owned park consisting of a 30-foot tall monopine supporting twelve panel antennas, and two GPS antenna, and a 288 square foot equipment building containing five equipment cabinets and other components, and 122 square foot equipment enclosure containing two air condition units and transformer. The property is located at 2639 Grand Avenue in the RS-1-7 Zone within the Pacific Beach Community Planning area and the Mission Bay Park Committee area, Coastal Overlay Zone (DEF-CER), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), FEMA Floodplains (100-year FP, Zone AE, Special Flood Hazard Area, and the 500-year FP), and Council District 2. Environmental Exemption. Report No. PC-14-008

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 12: **SPRINT GRANT HILL – PROJECT NO. 290323**

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Alex Hempton

Sprint - Grant Hill is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of twelve panel antennas, located on the roof of an existing building, behind radio-frequency transparent screening. The project is located at 3191 Commercial Street in the Southeastern San Diego community plan area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to section 15301 (Existing Facilities). Report No. PC-14-010

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 13: **AMENDMENTS TO THE MUNICIPAL CODE AND LOCAL COASTAL PROGRAM RELATED TO MOBILE FOOD TRUCKS**

City Council District: All

Plan Area: All

Staff: Amanda Lee

The proposed ordinance relates to mobile food truck operations that involve sales of food and beverage (pre-packaged or prepared) from a motorized vehicle to the general public for consumption on or off of the premises. The ordinance would amend the municipal code and local coastal program to create a new land use category for mobile food trucks, clarify where mobile food trucks are allowed to operate (i.e. by right in industrial zones, and as a limited use in commercial zones and various open space, agricultural, and residential, and Centre City Planned District zones), and clarify what land use regulations apply (i.e. limits on hours of operation near dwelling units, required trash clean up, etc). Mobile food truck operators would continue to be required to maintain a County Health permit and City issued business tax certificate. Property owners would be required to obtain a ministerial permit to

host mobile food truck operations on private property with some exceptions. Report No. PC-14-011

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the ordinance.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.