

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 27, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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:**
 • **FEBRUARY 13, 2014**

ITEM – 7: *Appeal of Hearing Officer’s decision on December 4, 2013*

OCEAN BEACH POLICE TRAILER – PROJECT NO. 303770

City Council District: 2

Plan Area: Ocean Beach Precise Plan

Staff: Helene Deisher

The project requires a Coastal Development Permit to remain at the current location for an additional five years while the San Diego Police Department finds a new location. The project's approval by the Hearing Officer on December 4, 2013 has been appealed. The project was determined to be Exempt from CEQA on March 11, 2013 and the opportunity to appeal that determination ended May 3, 2013.

The trailer has been used as a Command Post and keeps regular patrol officers available in the Ocean Beach area while they write reports and make telephone calls. It’s also a convenient location for officers and detectives to conduct victim and witness interviews.

The Ocean Beach Police Trailer (project) is located at 5000 Newport Avenue, within the CC-4-2 zone (Heavy Commercial and Residential), the Airport Influence Area for San Diego International Airport, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Beach and Coastal), and the Residential Tandem Parking Overlay Zone. The project site is designated as Community Commercial in the Ocean Beach Precise Plan. Report No. PC-14-012

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal. (Rev. 2/21/14)

ITEM – 8: **VERIZON – SAN CARLOS – PROJECT NO. 321344**
 City Council District: 7 Plan Area: Navajo

Staff: Alexander Hempton

Verizon - San Carlos is an application for a Neighborhood Development Permit (NDP) and a Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of the removal of an existing 45.6' tall monopole supporting antennas and installation of a 50' tall monopalm (faux palm tree) supporting antennas. Equipment associated with the antennas is located in an adjacent enclosure. The project is located in the Navajo community plan area at 8622 Lake Murray Boulevard. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt (Section 15301, Existing Facilities). Report No. PC-14-014

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **VERIZON REDWOOD (UNIVERSITY & COLLEGE) – PROJECT NO. 264571**
 City Council District: 4 Plan Area: Mid-City: Eastern Area

Staff: Alexander Hempton

Verizon Redwood is an application for a Neighborhood Development Permit (NDP), Conditional Use Permit (CUP), and Site Development Permit (SDP), Process 4, for a Wireless Communication Facility (WCF). The project consists of antennas located on an existing water tank, and mounted on the roof of the equipment enclosure, behind radio-frequency transparent screening. Equipment associated with the antennas is located in an equipment building, along with an emergency generator. The project is located at 6046 Hughes Street, adjacent to the Redwood Standpipe, in the Mid-City: Eastern Area community plan area. The project is located at the rear of the Darnall Charter School. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt per State Guidelines 15301 (Existing Facilities). Report No. PC-14-020

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM –10: **BLACK MOUNTAIN ROAD RECLASSIFICATION – PROJECT NO. 35931**
City Council District: 5, 6 Plan Area: Rancho Penasquitos

Staff: Michael Prinz

Community Plan Amendment Initiation - Black Mountain Road Reclassification

Description: The applicant is requesting initiation of an amendment to the Rancho Penasquitos Community Plan to change the roadway classification of Black Mountain Road from just north of Twin Trails Drive to the southern community boundary from a 6-lane Primary Arterial to a 4-lane Major. Report No. PC-14-019

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.