

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 19, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite*

***POINT LOMA SUMMIT – PROJECT NO. 153840**

City Council District: 2

Plan Area: Peninsula

Staff: Laura C. Black

Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map (VTM) to subdivide two existing lots into four lots and construct three (3) single family residences and retain the existing single family residence, for a total of four (4) single family residences on four (4) lots. Lot 1 proposes to be 24,088 square feet and would construct a multi-level, 2,620 square foot residence. Lot 2 proposes to be 10,141 square feet and would construct a multi-level, 3,179 square foot residence and retain the existing 400 square foot workshop. Lot 3 is proposed to be 15,461 square feet and will retain the 2,425 square foot single family residence, but demolish the existing 392 square foot detached garage. Lot 4 is proposed to be 13,380 square feet and would construct a two-story, 3,883 square foot residence. The project proposes deviations from development regulations which include rear setback, street frontage and retaining wall height. The 1.45 acre project site is located at 414 La Crescentia Drive in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact Area), Federal Aviation Administration Part 77 Noticing Area, and within the Peninsula Community Plan Area and Local Coastal Program Land Use Plan. The project shall integrate sustainable features consistent with council policy 900-14, the City’s sustainable building policy. A Mitigated Declaration (MND) has been prepared in accordance with California Environmental Quality Act (CEQA) State Guidelines. Report No. PC-14-030

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 7: *Continued from May 29, 2014*

AT&T MOBILITY SYCAMORE ESTATES – PROJECT NO. 351705

City Council District: 5

Plan Area: Rancho Encantada

Staff: Simon Tse

A new AT&T Wireless Communication Facility (WCF) located at 16688 Stonebridge Parkway in the AR-1-1 Zone of the Rancho Encantada Community Plan. The WCF consists of a total twelve antennas on two 35-foot tall faux trees (Mono-Pine/Mono-Eucalyptus), an emergency generator, and an equipment enclosure with a tile roof. The project as designed requires a Planned Development Permit, Neighborhood Development Permit, Conditional Use Permit, and a Site Development Permit. The project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-14-038

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: *** INDIA AND DATE STREET – PROJECT NO. 2013-10**

City Council District: 3

Plan Area: Downtown Community Plan Area

Staff: Lucy Contreras

India and Date (Date Street between India and Columbia streets) – Design Review/Centre City Development Permit/Planned Development Permit/ Neighborhood Use Permit/Site Development Permit No. 2013-10; Street Vacation; and, Public Plaza – Little Italy Neighborhood of the Downtown Community Plan Area

The proposed Project required the preparation of a Sixth addendum to the Downtown FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and CEQA Guideline sections 15162 and 15163. The Sixth Addendum concludes that the proposed Project 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-14-041

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: **RAINTREE TERRACE – PROJECT NO. 335446**

City Council District: 8

Plan Area: San Ysidro

Staff: Michelle Sokolowski

Raintree Terrace. A Coastal Development Permit (CDP) and Tentative Map (TM) to demolish 4 existing single dwelling units and construct 18 residential condominium units with attached garages, totaling approx 38,220 square feet in area. The 1.0-acre site is located at 307 Sycamore Rd in the RM-1-1 Zone, the Coastal Overlay Zone (Nonappealable Area 2), the Coastal Height Overlay Zone, the Parking Impact Overlay Zone, and the FAA Part 77 Notification Area, in the San Ysidro Community Plan area. The development is within the Coastal Overlay Zone, and the application was filed on September 19, 2013. CEQA Exemption. Report No. PC-14-044

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.