

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., FEBRUARY 12, 2015  
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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

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 15, 2015**
- **JANUARY 22, 2015**

ITEM – 7: *Continued from December 18, 2014; Continued from September 25, 2014; Appeal of Development Services Department's decision on June 25, 2014*

**\* WHALE WATCH WAY – PROJECT NO. 328415**  
 City Council District: 1                      Plan Area: La Jolla

Staff: John S. Fisher

The Whale Watch Way project proposes a Site Development Permit and Coastal Development Permit to allow the demolition of an existing single family structure and construction of a 7,001 two-story single family structure over a basement located on a 0.46 acre site at 8490 Whale Watch Way. The site is located in the La Jolla Shores Planned District-Single Family Zone, Coastal and Coastal Height Overlay Zones within the La Jolla Community Plan. The La Jolla Community Planning Association filed an appeal of the Hearing Officer decision of June 25, 2014 approving the proposed project. Report No. PC-14-056

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: **VITERBI RESIDENCE - PROJECT NO. 273803**  
 City Council District: 1                      Plan Area: La Jolla

Staff: Glenn Gargas

VITERBI RESIDENCE (Process 4) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands for slope repair, stabilization and revegetation of an approximate 0.14-acres of failed rear yard slope with an existing residence on a 0.75-acre property. The project proposes a deviation to the maximum allowed area of encroachment into Steep Hillside under the Environmentally Sensitive Lands Regulations. The project site is located at 2712 Glenwick Place, in the SF Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limitation Overlay Zones and within the La Jolla Community Plan. This project was determined to be categorically Exempt under CEQA Guidelines. Report No. PC-15-007

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 9: T-MOBILE MIRAMAR RANCH NORTH WATER TANK - PROJECT NO. 381728**

City Council District: 5

Plan Area: Miramar Ranch North

Staff: Simon Tse

T-Mobile Miramar Ranch North Water Tank – A Planned Development Permit and a Conditional Use Permit for a new Wireless Communication Facility (WCF) located at 11494 Weatherhill Way in the RS-1-13 zone of the Miramar Ranch North Community Planning Area. This is an existing water tank/pump station. The WCF consists of three new 29’-5” tall light standards concealing a total of two antennas per pole for a total of six antennas. The antennas will be concealed inside a 24-inch square raydome, painted to match the light standards. The equipment associated with this project is located inside a 204-square foot CMU enclosure with proposed landscaping. This project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-010 (**Revised 2/6/15**)

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 10: AURORA SAN DIEGO HOSPITAL AMENDMENT - PROJECT NO. 310797**

City Council District: 5

Plan Area: Carmel Mountain Ranch

Staff: Simon Tse

Aurora San Diego Hospital Amendment – An amendment to Conditional Use Permit (CUP) No. 86-0963 (Process 4) to remodel and add 4,665 square feet to the existing hospital with a 21-bed addition for a total of 101 beds, located at 11878 Avenue of Industry, in the CN-1-2 & IH-2-1 (Existing hospital in IH-2-1) zones of the Carmel Mountain Ranch Community Plan. The project will result in a new Conditional Use Permit and a Planned Development Permit. This project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-011  
**(Revised 2/6/15)**

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 11: T-MOBILE MEADOWS DEL MAR - PROJECT NO. 374184**

City Council District: 1

Plan Area: Del Mar Mesa

Staff: Alexander Hempton

T-Mobile - Meadows Del Mar is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP), Process 4, for a Wireless Communication Facility (WCF) consisting of 6 panel antennas mounted on a 35-foot tall monopine tree with a 160 sq. ft. equipment area. The project is located at 5300 Meadows Del Mar in the Del Mar Mesa Community Plan Area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Categorical Exemption 15301 (Existing Facilities). Report No. PC-15-020

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 12: ALEXAN SAN DIEGO - PROJECT NO. 2014-30**

City Council District: 3

Plan Area: Downtown

Staff: Scott Glazebrook

Alexan San Diego (partial block bounded by 13th, 14th, J, and K streets) – Centre City Development Permit / Site Development Permit / Neighborhood Use Permit No.

2014-30 – Process Four – East Village Neighborhood of the Downtown Community Plan Area.

Alexan San Diego ("Project") is a 5-19 story (approximately 55-210 foot tall) mixed-use development including the relocation and rehabilitation of a Designated Historical Resource located on an approximately 50,265 square-foot parcel and comprised of approximately 320 residential apartments, approximately 1,100 square feet of commercial/restaurant space within the relocated and rehabilitated Designated Historical Resource, creation of an outdoor use area associated with the future restaurant space, and approximately 380 parking spaces in one level of at-grade and three levels of subterranean parking.

Development within the Downtown Community Planning area is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned Development Ordinance (CCPDO), and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the Project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR, the Project is within the scope of the development program described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA. Report No. PC-15-023

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.