

REVISED 3/13/15

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 19, 2015
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: *Appeal of Hearing Officer’s decision on January 21, 2015*

CARLETON 4 – PROJECT NO. 373548

City Council District: 2 Plan Area: Peninsula

Staff: William Zounes

Process 3 Map Waiver to create four residential condominium units (under construction through Building Permit No. 1137752) on a 0.11 acre site located at 3015-3021 Carleton Street in the RM-3-7 zone and designated Multi-Family within the Peninsula Community Plan area. Exempt from Environmental. Report No. PC-15-025

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Continued from March 12, 2015; Appeal of Hearing Officer’s decision on December 3, 2014*

3452 HANCOCK MMCC– PROJECT NO. 368344

City Council District: 2 Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Request for a Conditional Use Permit to operate a MMCC in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site. The site located at 3452 Hancock Street is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures. Report No. PC-15-015

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: JCSDFB WAREHOUSE – PROJECT NO. 367812

City Council District: 6 Plan Area: Mira Mesa

Staff: Karen Lynch

JCSDFB Warehouse, Conditional Use Permit, Site Development Permit and Rezone to establish and operate a mixed organic composting facility, in a fully enclosed building addition, which will support the San Diego Food Bank operations located at 9850 Distribution Avenue in the Mira Mesa Community Planning area. A sewer easement vacation is also required as part of this project. The 4.32-acre site is currently zoned IL-2-1 and is proposed to be rezoned to IL-1-1. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-024

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 – 10: VERIZON – SANTA LUZ – PROJECT NO. 325857

City Council District: 5 Plan Area: Torrey Highlands

Staff: Alex Hempton

Verizon - Santa Luz is an application for a Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP), for a Wireless Communication Facility (WCF). The project consists of a 60-foot tall

monopalm (faux palm tree), supporting panel antennas. Equipment associated with the antennas is located in an enclosure adjacent to the monopalm. The project is located in the Torrey Highlands Community Plan Area at 14191 Mira Zanja Corte in the AR-1-1 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to 15302 - (Replacement or Reconstruction) and 15303 - (New Construction). Report No. PC-15-028

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: T-MOBILE – COMMUNITY CONGREGATIONAL – PROJECT NO. 375891
 City Council District: 2 Plan Area: Pacific Beach

Staff: Alex Hempton

T-Mobile - Community Congregational is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), for a Wireless Communication Facility (WCF). The project consists of two 30-foot tall light standards supporting antennas. Equipment associated with the antennas is located in an enclosure. The project is located in the Pacific Beach Community Plan Area at 2088 Beryl Street in the RM-1-1 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to 15301 (Existing Facilities). Report No. PC-15-029

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: * KETTNER LOFTS – PROJECT NO. 2014-15
 City Council District: 3 Plan Area: Downtown

Staff: Scott Glazerbrook

Kettner Lofts (2101–2175 Kettner Boulevard) – Centre City Development Permit / Centre City Planned Development Permit / Site Development Permit – Process Four – Little Italy Neighborhood of the Downtown Community Plan Area

Kettner Lofts ("Project") is a six story (approximately 71 feet tall) mixed-use development including the rehabilitation of a Designated Historical Resource located on an approximately 30,000 square-foot premises, comprised of approximately 130 residential apartments, approximately 9,100 square feet of commercial space, and approximately 164 automobile 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 10th 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-15-033

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: * AC HOTEL – PROJECT NO. 2013-35

City Council District: 3

Plan Area: Downtown

Staff: Scott Glazerbrook

AC Hotel (743 Fifth and 744 Sixth avenues) – Gaslamp Quarter Development Permit / Planned Development Permit / Conditional Use Permit / Neighborhood Use Permit No. 2013-35 – Process Four - Gaslamp Quarter Neighborhood of the Downtown Community Plan Area

The AC Hotel ("Project") is a seven story (approximately 75 feet tall) full-service 119 guest room hotel development with approximately 5,000 sq.ft. of commercial

restaurant space on the ground level facing Fifth Avenue, an approximately 5,000 sq.ft. nightclub and lounge in a below-grade basement, an approximately 3,500 sq.ft. roof-top pool deck and lounge, and 36 valet-service on-site parking spaces in the second level of the basement.

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 10th 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-15-034

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.