

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., APRIL 9, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **COSTCO SOUTHEASTERN SAN DIEGO ADDITION - PROJECT NO. 380909**

City Council District: 9

Plan Area: Southeastern San Diego

Staff: Alexander Hempton

Costco Southeastern San Diego addition is an application for a Site Development Permit and Southeastern San Diego Development Permit to amend Southeast Development Permit No. 94-0616. The project proposes a 135,189 square-foot Costco warehouse building where a 95,211 square-foot warehouse was previously permitted. The 12.55-acre project site is located at 650 Gateway Center Drive in the Southeastern San Diego Community Plan Area, in the Southeastern San Diego Planned District I-1 zone. This project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA, per State Guidelines, Section 15301(e)(1) (Existing Facilities). The environmental exemption determination was made on January 16, 2015 and the opportunity to appeal that determination ended February 2, 2015.

Report No. PC-15-035

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: **OLIVE DRIVE TOWNHOMES SDP/TM – PROJECT NO. 368310**
City Council District: 8 Plan Area: San Ysidro

Staff: Paul Godwin

The Olive Drive Townhomes SDP/TM project proposes to demolish an existing single-family residence and construct eight (8) residential condominium units, constructed in four, two-story duplex buildings that are 4,285 square foot each, with a two-car garage for each unit. The project requires the approval of a Site Development Permit and a Tentative Map and includes an affordable housing density bonus to allow eight units where six are allowed. The applicant has also requested a waiver of the requirement to underground the existing overhead utilities. The 0.44-acre site is located at 133 West Olive Drive, in the RM-1-1 Zone and the FAA Part 77 noticing area, within the San Ysidro Community Plan area. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to CEQA State Guidelines, Section 15332 (In-fill Development). Report No. PC-15-027

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **AT&T MOBILITY SCRIPPS – PROJECT NO. 387497**
City Council District: 1 Plan Area: University

Staff: Simon Tse

AT&T Mobility Scripps PTS No. 387497 – A Planned Development Permit application to modify an existing Wireless Communication Facility at 8899 University Center Lane in the CO-1-2 zone of the University Community Plan. The modification consists of twelve new/replacement antennas concealed inside a raised rooftop screen wall, painted and textured to match existing building. The equipment associated with this project will continue to operate inside the existing building. The proposed screen wall requires a height deviation to exceed the CO-1-2 60-foot height limit. This project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-038

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **T-MOBILE – MIRA MESA STORAGE – PROJECT NO. 374200**

City Council District: 6

Plan Area: Mira Mesa

Staff: Alexander Hempton

T-Mobile - Mira Mesa Storage is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project consists of an 80-foot tall monopine tree supporting 12 panel antennas with equipment located in an equipment area. The project is located at 7044 Flanders Dr. in the Mira Mesa Community Plan Area, IL-2-1 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt, per sections 15301 (Existing Facilities) and 15303 (New Construction). Report No. PC-15-039

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.