

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MAY 14, 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **APPROVAL OF THE AGENDA.**

ITEM – 5:     **DIRECTOR’S REPORT.**

ITEM – 6:     **COMMISSION COMMENT.**

ITEM – 7:     **APPROVAL OF THE MINUTES FROM:**

- **MARCH 12, 2015**
- **MARCH 19, 2015**
- **MARCH 26, 2015**
- **APRIL 9, 2015**
- **APRIL 16, 2015**
- **APRIL 30, 2015**

ITEM – 8:     *Appeal of Hearing Officer’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. The original project design has been revised to lower the patio wall height, increase landscaping visible from the street and increase the setback of the structure from the side yard property line. Report No. PC-14-056

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 9: *Continued from April 9, 2015*

**NOTE: Project withdrawn by the applicant on April 29, 2015.**

**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 – 10: **VERIZON – 16<sup>TH</sup> AND PALM– PROJECT NO. 354376**

City Council District: 8

Plan Area: Otay Mesa Nestor

Staff: Karen Lynch

Verizon - 16th & Palm - Planned Development Permit for a wireless communication facility consisting of 12 panel antennas and a 6-foot diameter microwave dish located behind Fiberglass Reinforced Panel (FRP) screens on the building roof top located at 1515 Palm Ave. Associated equipment is proposed in an equipment room within a tenant space in the building. A separate 143-square foot enclosure is proposed to

house a generator, which will encroach into the rear yard setback. The project site is zoned CC-4-2 and is within the Otay Mesa Nestor Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-045

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 11: 6850 MISSION GORGE ROAD SIGN – PROJECT NO. 384530**

City Council District: 7                      Plan Area: Navajo

Staff: Francisco Mendoza

The project proposes a Planned Development Permit (Process 4) to construct one Ground sign that deviates from the sign regulations for an under-construction 444 unit multifamily residential complex located at 6850 Mission Gorge Road. The 10.22 acre site is located in the RM-3-7 zone of the Navajo Community Plan Area. The project was determined to be exempt from environmental review. Report No. PC-15-049

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 12: \* GENERAL PLAN AMENDMENTS**

City Council District: All                      Plan Area: Citywide

Staff: Sara Osborn

Amendments are proposed to the General Plan to improve clarity, maintain consistency with other adopted City documents and programs, and refine policies based on new information and implementation efforts. The proposed amendments include edits to the Land Use and Community Planning Element; Mobility Element; Economic Prosperity Element; Public Facilities, Services and Safety Element; Recreation Element; and Noise Element.

An Addendum to the Program Environmental Impact Report (EIR) No. 104495, prepared for the General Plan and certified on March 10, 2008, is required for the

amendments pursuant to Section 15162 of the State CEQA Guidelines. Report No. PC-15-047

**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 – 13: **\*GRANTVILLE FOCUSED PLAN AMENDMENT – PROJECT NO. 346289**

City Council District: 7                      Plan Area: Navajo

Staff: Seth Litchney

Approval of an amendment to the Navajo Community Plan, General Plan Amendment, adoption of a Rezone Ordinance to implement the Community Plan, Certification of the Program Environmental Impact Report Sch. No 2013111017, and Adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program. Report No. PC-15-050

**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.