

REVISED 9/17/15

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 24, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from September 17, 2015*

Expedite

*** TYRIAN RESIDENCES – PROJECT NO. 379612**

City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Tyrian Residences: Site Development Permit (SDP), Map Waiver (MW), and Coastal Development Permit (CDP) for the construction of a 1,461 square foot dwelling unit over an 822 square foot subterranean garage, remodel and an construct a 762 square foot addition to an existing 398 square foot dwelling unit, and will maintain an existing 1,945 square foot dwelling unit (3 total dwelling units). The project also includes the conversion of three dwelling units into condominiums and associated improvements on a 0.172 acre site. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project’s projected energy consumption, in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 6752-6762 Tyrian Street in the RM-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 379612. Report No. PC-15-100

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: **T-MOBILE – SILVERWING PARK – PROJECT NO. 384275**
City Council District: 8 Plan Area: Otay Mesa Nestor

Staff: Alexander Hempton

Conditional Use Permit (CUP), Neighborhood Development Permit (NDP) and Planned Development Permit (PDP), for a Wireless Communication Facility (WCF) consisting of a proposed 48-foot tall mono-eucalyptus tree supporting 16 panel antennas and equipment located inside an above-ground enclosure at 3735 Arey Drive in the Otay Mesa Nestor Community, AR-1-1. Council District: 8. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-102

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **VERIZON MURRAY RIDGE – PROJECT NO. 360261**
City Council District: 7 Plan Area: Serra Mesa

Staff: Karen Lynch

Verizon - Murray Ridge. Conditional Use Permit/Planned Development Permit for a wireless communication facility consisting of a 30-foot tall monument tower concealing 12 panel antennas, 18 Remote Radio Units and a 2-foot diameter microwave dish. Associated equipment will be located in the base of the tower adjacent to a 144-square foot enclosure for an emergency generator. A 264-square foot enclosure is also proposed for storage for the church. The project is located on the property of Faith Community Church at 2285 Murray Ridge Road in the RS-1-7 zone of the Serra Mesa Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report Number PC-15-103

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: * **COLLEGE AVENUE APARTMENTS – PROJECT NO. 350930**
 City Council District: 9 Plan Area: College

Staff: Sandra Teasley

The College Avenue Apartments Project proposes to construct a 95-unit apartment project within one building consisting of three and four levels of residential units above subterranean parking. The 1.51-acre vacant site is located at 5030 College Avenue on the west side of College Avenue between College Place and Cresita Drive, south of Montezuma Road. The property is zoned RM-3-9 and the Parking Impact Overlay Zone, within the College Area Community Plan. The project approvals are a Planned Development Permit for a Phased Project Redevelopment Permit to address the requirements of the College Community Redevelopment Project Master Project Plan and, for one deviation to the private open space requirement; a Site Development Permit for development on a site which contains sensitive biological resources; a Neighborhood Development Permit to allow tandem parking to count as two parking spaces where the site is not located within the Tandem Parking Overlay Zone, and, an Easement Vacation to vacate a sewer and storm drain easement. The project required the preparation of Addendum No. 350930 to Mitigated Negative Declaration No. 6036. Report No. PC-15-107.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **MISSION VALLEY COMMUNITY PLAN UPDATE**
 City Council District: 7 Plan Area: Mission Valley

Staff: Nancy Graham

Mission Valley Community Plan Update: The Planning Department recently began updating the Mission Valley Community Plan. This workshop is intended to provide an update and collect input from the Planning Commission on the project status and process, current analysis, and future meetings. Report No. PC-15-111

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION