

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 12, 2016
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 – 8: **NOTE: Staff will be requesting a continuance for this item.**

PARKVIEW TERRACE PDP TM – PROJECT NO. 401680

City Council District: 4

Plan Area: Skyline-Paradise Valley

Staff: Glenn Gargas

Parkview Terrace PDP TM - A Planned Development Permit and Tentative Map for the subdivision of a 6.89-acre property into thirty seven, single-family residential lots and two Home Owner Association lots. The proposed lot sizes range from 4,146-square-foot to 17,739-square-foot. The project proposes to construct thirty-seven, two-story, single family homes ranging in size from 2,415-square-foot to 2,862-square-foot. The project design proposes deviations to minimum lot area, minimum lot width, minimum street frontage, minimum lot depth, and to the maximum floor area ratio. The vacant 6.89 acre project site is located on the west side of Landscape Drive, south of Manos Drive and north of Parkside Avenue (APN No.591-330-6100), in the RS-1-7 Zone, within the Skyline-Paradise Hills Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061 (b) (3) (Review for Exemption) on March 11, 2016. This project is not pending an appeal of the environmental determination. The opportunity to appeal that determination ended on March 25, 2016. Report No. PC 16-038

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **NOTE: Staff will be requesting for this item to be withdrawn.**

DEL MAR 3 – PROJECT NO. 331749

City Council District: 2

Plan Area: Ocean Beach

Staff: Sandra Teasley

The proposed project is a Tentative Map, Planned Development Permit and Site Development Permit for the proposed demolition of two existing units, for the construction of three residential condominium units, including a deviation to allow a new curb cut on the street where no curb cuts are allowed if the site has alley access. The 6,800-square-foot site is located at 4939 through 4941 Del Mar Avenue in the RM-2-4 zone, Coastal Overlay zone, Coastal Height Limitation Zone, and the Residential Tandem Parking and Parking Impact Overlay Zones (Coastal and Beach). Exempt from Environmental. Report No. PC-16-040

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **VERIZON – CARA PDP – PROJECT NO. 431413**

City Council District: 5

Plan Area: Miramar Ranch North

Staff: Travis Cleveland

Planned Development Permit to allow a height deviation for a new wireless communication facility consisting of 12 antennas, 24 Remote Radio Units (RRUs), and 4 surge suppressors inside a proposed rooftop cupola, with associated equipment located in an existing indoor equipment room. The existing building is 67 feet tall as permitted by Planned Commercial Development 99-1341. The project requests a deviation to the 45-foot height limit of the CC-1-3 zone to allow a ten-foot, three-inch cupola. Proposed building height is 77 feet, 3 inches. The 2.34-acre project site is located at 12032 Scripps Highlands Drive in the CC-1-3 zone, City Council District 5, the MCAS Miramar Airport Land Use Compatibility Zone, and the MCAS Miramar Airport Influence Area (Review Area 2). Exempt from the California Environmental Quality Act (CEQA). Report No. PC-16-041

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: *** DOWNTOWN SAN DIEGO MOBILITY PLAN AND AMENDMENTS TO DOWNTOWN COMMUNITY PLAN**

City Council District: 3

Plan Area: Downtown

Staff: Brad Richter

Draft Downtown San Diego Mobility Plan (“Mobility Plan”), Draft Amendments to the Downtown Community Plan, and Final Supplemental Environmental Impact Report. Process 5. Report No. PC-16-028

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 – 12: **T-MOBILE LINDA VISTA PARK – PROJECT NO. 416927**

City Council District: 7

Plan Area: Linda Vista

Staff: Simon Tse

T-Mobile Linda Vista Park – A Conditional Use Permit and a Neighborhood Development Permit (Process 4) application for a Wireless Communication Facility (WCF) located at 7064 Levant Street (at Linda Vista Park) in the OP-1-1 zone of the Linda Vista Community Planning area. The WCF consists of six antennas concealed inside two replacement Athletic ball field light poles. The equipment associated with this project is located inside a 288-square-foot multi-use equipment enclosure with proposed landscaping. The project was exempt from the California Environmental Quality Act. Report No. 16-009

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **MISSION BOULEVARD – PROJECT NO. 379964**

City Council District: 2 Plan Area: Pacific Beach

Staff: Renee Mezo

PACIFIC BEACH PDP/ CDP (Process 4) for deviations to sight visibility and access to demolish three existing structures and construct a 6,000-square-foot, single-story commercial building located at 732 & 748 Hornblend St and 4450 & 4462 Mission Blvd. The 0.28-acre site is in the CV-1-2 Zone, the Coastal Overlay Zone (Appealable), the Coastal Height Limit Overlay Zone, the Beach Area Parking Impact and the Transit Area Overlay Zones within the Pacific Beach Community Plan area. Council District 2. The project was exempt from the California Environmental Quality Act. Report No. PC-16-031

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 14: **SPRINT CANYONSIDE PARK – PROJECT NO. 406769**

City Council District: 6 Plan Area: Rancho Penasquitos

Staff: Simon Tse

Sprint Canyonside Park - A Planned Development Permit, Neighborhood Development Permit, and a Neighborhood Use Permit (Process 4) application to modify an existing Wireless Communication Facility located at 12350 Black Mountain Road (at Canyonside Park). The WCF is proposed inside the AR-1-1 zone of the Rancho Penasquitos

Community Planning area. The WCF consists of the removal of the existing antennas from the flagpoles and the installation of twelve (12) new antennas and associated Remote Radio Head units concealed on a 45-foot-tall mono-eucalyptus tree. The equipment associated with this WCF will continue to operate inside the 292-square-foot enclosure with interior changes. The project was exempt from the California Environmental Quality Act. Report No. PC-16-044

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 15:

NOTE: *Staff will be requesting a continuance for this item.*

*** CREEKSIDE POINTE TM – PROJECT NO. 424931**

City Council District: 4 Plan Area: Encanto

Staff: Derrick Johnson

Creekside Pointe TM, Site Development Permit, Planned Development Permit, Tentative Map for the development of 24 residential condominium units, consisting of six two-story buildings with four units each, totaling 32,346-square-feet.

The 1.55-acre site is located at 416-440 54th Street and 5282 Naranja Street in the RM-2 Zone of the Southeastern San Diego Planned District Ordinance, within the Encanto Community Plan area. An Addendum to the Southeastern San Diego Community Plan 2015 Environmental Impact Report No. 424931 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. Report No. PC-16-046

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.