

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 30, 2016
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR
SAN DIEGO, CA 92101**

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 the Commission 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**
• June 2, 2016

ITEM – 8: *** SILVERGATE RANCHO BERNARDO – PROJECT NO. 425893**
City Council District: 5 Plan Area: Rancho Bernardo

Staff: William Zounes

Silvergate Rancho Bernardo proposes a Community Plan/General Plan Amendment, Planned Development Permit, Conditional Use Permit and Site Development Permit to re-designate a 10.88-acre site within the Rancho Bernardo Community Plan Area from Educational to Residential and revise the Land Use map in the General Plan from Institutional and Public, Semi-Public Facilities to Residential for the development of a 200 unit Residential Care Facility to include 152 assisted living units and 48 memory care units. The facility includes an underground parking structure for tenants and employees, a central outdoor courtyard and garden, outdoor activity areas including walking trails, pool, and recreational areas. The facility is located at 16061 Avenida Venusto within the RS-1-14 zone and Residential Tandem Overlay Zone within the Rancho Bernardo Community Plan Area. Council District 5. Report No. PC-16-049

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 – 9: **NOTE: PROJECT WITHDRAWN BY CITY STAFF ON JUNE 24, 2016 AND WILL RE-NOTICE FOR FUTURE DATE.**

VERIZON – RANCHO MISSION PDP – PROJECT NO. 435890

City Council District: 7 Plan Area: Mission Valley

Staff: Travis Cleveland

Verizon Rancho Mission - A Planned Development Permit (PDP) to allow a setback deviation for a new wireless communication facility (WCF) consisting of a 50-foot tall faux eucalyptus tree. More specifically, the project proposes 12 antennas, 12 Remote Radio Units (RRUs), 2 raycaps, a four-foot microwave dish, a generator, and associated equipment located in an outdoor equipment enclosure.

The 1.23-acre project site is located at 10405 San Diego Mission Road in the MV-CR zone of the Mission Valley Planned District, the Mission Valley Community Plan, the Airport Land Use Compatibility Zone and Airport Influence Area (Montgomery Field), the FAA Part 77 Noticing Area, and City Council District 7. The Transit Area Overlay Zone and the 500-year floodplain apply to the property outside the project area. The requested deviation is to allow faux foliage to encroach a maximum of five feet into the required ten-foot side yard setback. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-16-048 **(Revised 6/24/16)**

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** ST. ANDREWS TENTATIVE MAP – PROJECT NO. 360649**

City Council District: 8 Plan Area: Otay Mesa

Staff: Tim Daly

St. Andrews Tentative Map; Tentative Map with Vacation of Irrevocable Offer to Dedicate (IOD) Right-of-Way and Site Development Permit for the creation of six commercial lots. The vacant 16.66 acres lot is located on the southeast corner of Otay Mesa Road and Ailsa Court in the CPIOZ and IL-3-1 Overlay Zones within the Otay Mesa Community Plan. Addendum to the Program Environmental Impact Report No. 30330/304032, dated May 10, 2016. Report No. 16-055

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.