

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JULY 28, 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 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 23, 2016
- June 30, 2016
- July 7, 2016

ITEM – 8: ***Continued from April 14, 2016***

NOTE: APPLICANT WILL BE REQUESTING A CONTINUANCE FOR THIS ITEM.

T-MOBILE SAN CARLOS RECREATION – PROJECT NO. 417126

City Council District: 7 Plan Area: Navajo

Staff: Karen Lynch

T-Mobile San Carlos Rec Conditional Use Permit (CUP), Neighborhood Use Permit (NUP) and Neighborhood Development Permit (NDP) for a Wireless Communication Facility (WCF) consisting of two new 70-foot tall sport field light standards, each supporting three panel antennas, six Remote Radio Units and one surge suppressor at San Carlos Recreation Center. The associated equipment is proposed in a 297-square foot above-ground enclosure. T-Mobile is also proposing an adjacent 200-square foot equipment storage room for park use. The park is located at 6445 Lake Badin Ave. in the OP-1-1 zone in the Navajo Community Planning area. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-16-024

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **VERIZON –“MISSION BAY” AT 1851 SAN DIEGO AVENUE – PROJECT NO. 471264**

City Council District: 3 Plan Area: Uptown

Staff: Travis Cleveland

The Verizon “Mission Bay” at 1851 San Diego Avenue project is a Planned Development Permit to allow a height deviation to the 30-foot height limit of the MCCPD-CL-6 zone. The project proposes a wireless communication facility consisting of 16 antennas, 16 Remote Radio Units (RRUs), and 4 surge suppressors inside two proposed rooftop screening structures, with associated equipment located in an existing indoor equipment room. The existing building is approximately 42 feet, 9 inches tall. The proposed rooftop antennas and screening structure propose to increase this existing height by nine inches, making the total building height 43 feet, 6 inches. This requires a height deviation of 13 feet, 6 inches.

The 0.55-acre project site is located at 1851 San Diego Avenue in the CL-6 zone of the Mid-City Communities Planned District, the Uptown Community Plan, the FAA Part 77 Noticing Area, the Transit Area Overlay Zone, the Airport Approach Overlay Zone, San Diego International Airport Review Area 2, and City Council District 3. Report No. PC-16-066

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** FRANCIS PARKER MASTER PLAN AMENDMENT- PROJECT NO. 412987**

City Council District: 7 Plan Area: Linda Vista

Staff: John S. Fisher

The Francis Parker School Master Plan Amendment proposes to increase student population to 940 students, demolish three buildings totaling approximately 41,229 square feet, and add new buildings of approximately 103,182 square feet. The new buildings would include a kitchen and dining hall, an athletic complex including a gymnasium, two multi-purpose student centers, and a lab space/maker’s space. The Project includes construction of a two-level underground parking structure providing 279 parking spaces, an outdoor aquatic center, and reorienting the existing football field to add an eight-lane track for track and field events at the 22.45 acre Francis Parker School at 6501 Linda Vista Road in the Linda Vista Community Plan area. A Mitigated

Negative Declaration No. 412987 was prepared for the project in compliance with the CEQA State Guidelines. Report No. PC-16-070

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **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

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: *** HOUSE OF PACIFIC RELATIONS – NEW INTERNATIONAL COTTAGES – PROJECT NO. 434746**

City Council District: Plan Area: Linda Vista

Staff: Charles Daniels

Recommendation to City Council for certification of the Final Mitigated Negative Declaration and adoption of the proposed plan amendments to the Balboa Park Master

Plan and Central Mesa Precise Plan for the expansion of the International Cottages complex in Balboa Park. Five new cottages are proposed to house nine member nations of the House of Pacific Relations; four duplex cottages and one stand-alone cottage. Other improvements would include sidewalks, two small plazas and landscaping. A Final Draft Mitigated Negative Declaration has been prepared for this project, addressing archaeology and paleontology. Report No. PC-16-068

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.