

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 13, 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 Commission Secretary 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **T-MOBILE REDWOOD STANDPIPE – PROJECT NO. 425488**

City Council District: 4 Plan Area: Mid City: Eastern Area

Staff: Karen Lynch

T-Mobile Redwood Standpipe. Conditional Use Permit for an existing wireless communication facility consisting of three panel antennas mounted to the water tank located at 6046 Hughes Street in the OR-1-1 zone in the Eastern Area Community of the Mid-City Communities Plan area. The associated equipment is located to the northwest of the tank in a 120-square foot shelter. The previous permit, 40-0232-32, issued in 2000 is expired. The project is exempt from the California Environmental Quality Act (CEQA). PC-16-083

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: *** ARCO MURPHY CANYON ROAD – PROJECT NO. 204295**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Francisco Mendoza

Conditional Use Permit (CUP) and Planned Development Permit (PDP) to amend CUP 89-1234 and PID 89-0949 to construct an 1,819-square-foot canopy expansion (encroachment of 7’-8” into the street side setback), two additional fuel pumps, and a

968-square-foot automated car wash for an existing convenience store and gas station located at 3770 Murphy Canyon Road. The 4.84-acre site is in the IL-2-1 Zone within the Kearny Mesa Community Plan. Mitigated Negative Declaration. Report PC-16-004.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9:

*** HIGH OCCUPANCY SINGLE DWELLING UNIT ORDINANCE APPLICABLE CITYWIDE AND WITHIN COLLEGE AREA (AKA COLLEGE AREA COMMUNITY CHARACTER PRESERVATION ORDINANCE)**

City Council District: 9/Citywide

Plan Area: Citywide/College

Staff: Timothy Taylor

High Occupancy Single Dwelling Unit Ordinance (aka COLLEGE AREA COMMUNITY CHARACTER PRESERVATION ORDINANCE). This item proposes amendments to the Land Development Code (Chapter 13, Article 1, Chapter 11, Article 3, Chapter 14, Article 2, and Local Coastal Program primarily to address the impacts of home remodels/additions that are inconsistent with the character of the RS zones in the College Area Community Plan area of the City of San Diego. The amendments would place certain limits on the development of larger single family homes in RS zones citywide, as well as additional limits on the development of larger single family homes in RS zones in the College Area, including the number of bedroom, the number of off-street parking spaces, and amount of interior common area.

The proposed amendments were reviewed for consistency with the certified Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333 and Addendum to EIR No. 96-0333 (Project No. 129501), in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. The proposed amendments would not result in new impacts or changed circumstances that would require a new environmental document. The previously certified Environmental Impact Report No. 96-0333 and Addendum to EIR No. 96-0333 (Project No. 129501) adequately covers the proposed amendments to the LDC and local coastal program for the purposes of CEQA. Report No. PC-16-086

TODAY'S ACTION IS:

Recommend to City Council to approve or deny the ordinance.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.

ITEM – 10: **DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION**

The Permanent Rules of the Planning Commission were adopted by the Planning Commission on January 29, 2015, and are intended to inform and assist the Planning Commission in procedural matters and to improve the management and efficiency of the meetings. The Planning Commission will discuss and evaluate whether any updates or modifications to the Rules are warranted.

TODAY'S ACTION IS:

Discussion of potential modifications to the Permanent Rules of the Planning Commission

DEPARTMENT RECOMMENDATION:

Direct Staff to research the suggested changes and work with the City Attorney's Office as appropriate to come back with an analysis and draft language for future discussion and adoption.