

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., OCTOBER 27, 2016  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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ITEM – 2:       **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:       ***Appeal of Civic San Diego Board of Directors' decision on September 28, 2016***

**\* 7<sup>TH</sup> AND MARKET – PROJECT NO. 2015-73**

City Council District: 3                      Plan Area: Downtown

Staff: Aaron Hollister

An appeal by Sergio Gonzalez of Civic San Diego's approval of the 7th and Market Project which consists of Centre City Development Permit/Centre City Planned Development Permit/Neighborhood Use Permit No. 2015-73 for a mixed-use development containing a 39-story and 19-story tower (approximately 475 feet and 227 feet tall, respectively) comprised in total of approximately 218 dwelling units including indoor and outdoor amenity space, approximately 156,000 SF of office space, a proposed 153-room hotel, an estimated 40,000 SF retail space for a grocer and 887 automobile parking spaces including a minimum of 200 public parking spaces. The project is located on a 60,000 square-foot full-block premises bounded by Market Street and Island, Seventh and Eighth avenues in the East Village neighborhood of the Downtown Community Plan area.

Project is within the scope of Previously Certified Final Environmental Impact Reports and No Additional Environmental Document is required under the California Environmental Quality Act. Report No. PC-16-079

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: ***Continued from October 13, 2016***

**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 – 9: **\* UNIVERSITY COMMUNITY PLAN AMENDMENT – PROJECT NO. 480286**

City Council District: 1                      Plan Area: University

Staff: Dan Monroe

The Amendment to the University Community Plan (UCP) would update the UCP Transportation Element based upon analysis which incorporates planned transportation projects identified in the 1987 UCP that have since been completed; the Caltrans North Coast Corridor Project, the Mid-Coast Corridor Project, and UCSD Circulation Improvements.

A Program Environmental Impact Report has been prepared for the Amendment and analyzes the impacts related to removing the Genesee Avenue Widening and Regents Road Bridge projects from the University Community Plan (UCP) Transportation Element, as well as five (5) project alternatives which consist of variations of including and removing the Genesee Avenue Widening and Regents Road Bridge projects. Report No. PC-16-061

**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 – 10: **CROWN CASTLE TOMMY DRIVE – PROJECT NO. 378984**  
 City Council District: 7 Plan Area: Navajo

Staff: Travis Cleveland

Crown Castle Tommy Drive - An application for a Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP), Process 4, to permit a Wireless Communication Facility (WCF). The facility consists of a previously permitted, 30-foot faux pine tree ("monopine") containing 6 antennas along with an equipment area. The two-acre project site is located at 7849 Tommy Drive in the RS-1-7 zone and Council District 7.

The project proposes to maintain the previously permitted WCF and re-branch the tree to improve its appearance. New landscaping, including screening trees, will also be installed.

A CUP is required because the project is located less than 100' from the property line of a residential use. An NDP is required due to the equipment area being larger than 250 square feet. A PDP is required because the project encroaches into required setbacks of the RS-1-7 zone. Report No. PC-16-078

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **SOUTHEASTERN SAN DIEGO COUNTY ISLAND ANNEXATION – PROJECT NO. 378984**  
 City Council District: None at this time Plan Area: Southeastern San Diego

Staff: Bobby Mordenti/Lara Gates

The proposed amendments to the Southeastern San Diego Community Plan (SESDCP) and City’s General Plan would remove references to the 121-acre Unincorporated County Island that are referenced throughout the SESDCP and the General Plan. This action will implement General Plan land use policies LU-K.1 thru LU-K.4. A rezoning action is proposed to rezone 251.15 acres of property from RS-1-1 to AR-1-2 in order to allow the continuation of cemetery uses which the RS-1-1 currently prohibits. As part of the approval process, the City Council will be provided the applicable information related to the annexation request.

The Planning Department has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation for the proposed Southeastern San Diego County Island Annexation. This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed amendments. The

Planning Department has determined that the proposed amendment is consistent with the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates Final Environmental Impact Report (FEIR) (Project No. 386029/SCH No. 20144051075) certified by the City Council on November 16, 2015, R-310077; and would not result in new impacts. Report No. PC-16-085

**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.