

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 16, 2017 AT 9:00 A.M.
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.*

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.

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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**

- December 15, 2016
- January 26, 2017

ITEM – 8: **VERIZON 805 AND 15 – PROJECT NO. 481166**

City Council District: 3 Plan Area: North Park

Staff: Travis Cleveland

Verizon 805 and 15 - Neighborhood Use Permit (NUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of a 45-foot-tall monopine tree with 12 antennas, 2 raycaps, one 2-foot diameter microwave dish, and 12 remote radio units (RRUs) mounted in the tree, with associated equipment in an above-ground equipment enclosure. The 10.31-acre site is located at Montclair Neighborhood Park, 2903 Nile Street in the RS-1-1 and RS-1-7 zones, the San Diego International Airport Influence area, the FAA Part 77 Noticing Area, and the Greater North Park Community Plan area within City Council District 3. Report No. PC-17-008

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: * **TOWNE CENTRE DRIVE- PROJECT NO. 291342**

City Council District: 1 Plan Area: University

Staff: Morris Dye

The Towne Centre Drive project (Project) proposes the demolition of an existing 47,091 square-foot office building and development of a 150,000 square-foot office building with structured parking on a 3.9-acre site located at 9455 Towne Centre Drive in the University Community Plan area. The Project requires the approval of a Community Plan Amendment, a Planned Development Permit and Site Development Permit to amend

Planned Industrial Development Permit No. 90-0892 and the adoption of two ordinances. A Mitigated Negative Declaration No. 291342 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. Report No. PC-17-012

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: **NORTH PARK ZONING CORRECTION AND LAND DEVELOPMENT CODE AMENDMENTS**
City Council District: 3; Citywide Plan Area: North Park; Citywide

Staff: Elizabeth Ocampo Vivero

North Park Zoning Correction

A proposed zoning correction in areas with Residential - Very High (55-73 du/acre) community plan land use designation in the North Park community planning area, to be changed from RM-3-8 to RM-3-9. The zoning map adopted attached to the Rezone Ordinance adopted as part of the North Park Community Plan Update in November 2016 incorrectly shows the RM-3-8 zone, which allows up to 54 du/acre, in areas designated as Residential - Very High (55-73 du/acre). The intent of this action is to apply the RM-3-9 zone which allows up to 73 du/acre to implement the Residential - Very High (55-73 du/acre) community plan land use designation, consistent with the 2016 North Park Community Plan. These areas are generally located between Meade and El Cajon Boulevard, between Howard Avenue and El Cajon Boulevard, between 30th Street and Boundary Street, between University Avenue and Robinson Avenue.

Land Development Code Amendments (Parking Regulations)

Proposed corrections to the Parking Regulations in the Land Development Code 14, Article 2, Division 5. The proposed changes include amendments to Table 142-05E and Table 142-05F to include the parking ratios for the CN-1-4 and CN-1-5 zones, which were inadvertently omitted. Report No. PC-17-019

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.