

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 24, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or <mailto:planningcommission@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

CONSENT AGENDA

ITEM-1: **T-MOBILE BLACK MOUNTAIN - PROJECT NO. 513210**
 City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Simon Tse

A Planned Development Permit and Neighborhood Use Permit (Process 4) applications to modify an existing Wireless Communication Facility (WCF) located at 14565 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos planning area (Black Mountain Transmission Tower area). The WCF consists of a 37-foot tall wooden pole supporting six antennas, painted to match the wooden pole appearance. The equipment associated with this project includes three above ground mounted equipment cabinets enclosed behind a chain-link fence. The project has been exempt from the California Environmental Quality Act. Report No. PC-17-061

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: **STREET AUTO DISMANTLING AMENDMENT - PROJECT NO. 537267**
 City Council District: 8 Plan Area: Otay Mesa

Staff: William Zounes

Conditional Use Permit, Site Development Permit, and Amendment to Conditional Use Permit No. 1267106 and Site Development Permit No. 1267107 to modify and remove approximately 5 acres from the previously approved project and continue the operations of an auto dismantling facility to include wrecking and dismantling, sales of new and used vehicle parts,

operations of an auto crusher and proposed improvement on a 96.31 acre site located at 1140, 1328, 1440, 1560, and 1564 Heritage Road within IH-1-1/IL-2-1/OC-1-1/AR-1-1 zones within the Otay Mesa Community Plan. Council District 8. Report No. PC-17-065

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

APPROVAL OF THE MINUTES

- May 11, 2017
- May 25, 2017
- June 1, 2017

DISCUSSION ITEMS

ITEM-3: **PLACEMAKING**

City Council District: Citywide

Plan Area: Citywide

Staff: Elizabeth Studebaker / Chris Larson

Proposed amendments to the San Diego Municipal Code in Chapter 11, Article 3, Division 11; Chapter 12, Article 4, Division 3; Chapter 12, Article 7, Division 9; Chapter 14, Article 1, Division 4; and a New Use in Chapter 13.

The proposed code amendments will allow community-based organizations to have clarity concerning the permit process and assist with implementation of placemaking projects in the City of San Diego. Amendments include: introduction of a definition for placemaking; establishment of regulations for placemaking on Private Property (as a New Separately Regulated Use); amendment to procedures for Public Right-of-Way Permits for projects determined to be placemaking; and reduction of permit requirements for most placemaking projects from Process 4 or 5 to a Process 2 Ministerial Permit. Report No. PC-17-056

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.

ITEM-4: *** SERRA MESA COMMUNITY PLAN AMENDMENT ROADWAY CONNECTION PROJECT
PROJECT NO. 265605**

City Council District: 7

Plan Area: Serra Mesa, Mission Valley

Staff: Sara Osborn

The Amendment to the Serra Mesa Community Plan (SMCP) would revise text and figures in the SMCP to identify a roadway connection from Phyllis Place (in Serra Mesa) southward to the boundary between the Serra Mesa and Mission Valley community planning areas. An Environmental Impact Report has been prepared for the Amendment and analyzes the impacts related to the roadway connection. A project-level analysis was conducted, and implementation of the proposed roadway amendment would include the construction and operation of a four-lane major with landscaped median, complete with bicycle lanes and pedestrian pathways, extending from Phyllis Place in Serra Mesa southward to Via Alta and Franklin Ridge Road in Mission Valley. Report No. PC-17-050

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-5: **DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION**

City Council District: N/A

Plan Area: N/A

Staff: PJ FitzGerald

Planning Commission review and approval of amendments to The Permanent Rules of the Planning Commission to accommodate procedural efficiencies.

TODAY'S ACTION IS:

Approve or deny the amendments

DEPARTMENT RECOMMENDATION:

Approve the amendments.

ADJOURNMENT