

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 7, 2017 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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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: **\*CROWN CASTLE TERRACE COURT - PROJECT NO. 432321**

City Council District: 9

Plan Area: Kensington-Talmadge

Staff: Travis Cleveland

Crown Castle Terrace Court: Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) located at the rear of an existing single family residence at 4030 Terrace Court. The facility consists of four existing antennas mounted to three existing monopoles located within an existing 186-square-foot outdoor equipment area with trellis, and associated equipment. The project does not propose to modify the existing WCF; however, additional concealment is proposed in the form of faux foliage. The project site is located in the RS-1-1 zone, the Mid-City Community Plan (Kensington-Talmadge), the FAA Part 77 Noticing Area, and the Historic Kensington Potential Historic District within City Council District 9. Report No. PC-17-087.

**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**

**DISCUSSION ITEMS**ITEM-2: ***Appeal of Hearing Officer's decision on May 17, 2017*****\* ELKINS RESIDENCE - PROJECT NO. 463101**

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Appeal of the Elkins Residence: An appeal of the Hearing Officer decision of May 17, 2017, that approved Coastal Development Permit No. 1620093 and Site Development Permit No. 1620095 for the demolition of an existing single dwelling unit and construction of a single dwelling unit on a 0.18-acre site located at 8260 Paseo Del Ocaso. The project site is located in the La Jolla Shores Planned District Single Family (LJSPD-SF) Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Additionally, the site is in the Coastal Overlay Zone (Non Appealable Area 2), Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone, and Residential Tandem Overlay Zone. Mitigated Negative Declaration No. 463101. Report No. PC-17-092.

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-3: **\* PACIFIC VILLAGE - PROJECT NO. 470158**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Firouzeh Tirandazi

Process 5 Easement Vacation, Vesting Tentative Map, Site Development Permit, Planned Development Permit, and Neighborhood Use Permit to demolish an existing 332-unit residential complex, and subdivide the single lot into four lots for the construction of 600 dwelling units consisting of 324 for-sale units and 276 for-rent units, landscaping, and other site improvements, with deviations. The project site is located at 10955 Carmel Mountain Rd, west of Interstate 15, between Via San Marco and Penasquitos Drive, within the Rancho Penasquitos Community Plan Area. Mitigated Negative Declaration No. 470158. Report No. PC-17-077.

**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.