

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 22, 2018 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: **AT&T MESA COLLEGE - PROJECT NO. 566494**

City Council District: 6                      Plan Area: Clairemont Mesa

Staff: Simon Tse

AT&T Mesa College - Planned Development Permit/Site Development Permit/Neighborhood Use Permit, Process 5 for a Wireless Communication Facility located on the rooftop of the existing 79'-6" tall Math and Science Building in the center of the campus at Mesa College. This application is a request by AT&T to install 16 panel antennas, 64 remote radio units and outdoor equipment cabinets on the roof top screened behind four new fiberglass reinforced panel screen walls. The project is located on the Mesa College Campus at 7250 Mesa College Drive in the RS-1-7 zone, Council District 6, within the Clairemont Mesa Community Planning area. The project is exempt from the California Environmental Quality Act. Report No. PC-18-006

**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-2: **AT&T DAIRY MART - PROJECT NO. 558454**

City Council District: 8                      Plan Area: San Ysidro

Staff: Simon Tse

AT&T Dairy Mart - Planned Development Permit and Neighborhood Development Permit, Process 4 for a Wireless Communication Facility located inside a modify tower in the center of the commercial plaza. The site is located at 2036 Dairy Mart Road in the CC-2-1 zone, Council

District 8, within the San Ysidro Community Planning area. The application is a request by AT&T to install 12 antennas, 24 remote radio units (RRUs), and equipment. The antennas and RRUs will be concealed inside a 45-foot tall raised cupola, behind fiberglass reinforced panel, painted and textured to match the existing building design. The equipment and generator will be placed on the southerly portion of the property, facing San Ysidro Boulevard, and concealed behind a new equipment room. The project is exempt from the California Environmental Quality Act. Report No. PC 18-013

**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**

**DISCUSSION ITEMS**

ITEM-3: ***Expedite***

**\* MERGE 56 – PROJECT NO. 360009**

City Council District: 5 & 6                      Plan Area: Del Mar Mesa, Torrey Highlands & Rancho Penasquitos

Staff: Jeffrey A. Peterson

Merge 56: Process Five General Plan Amendment, Community Plan Amendments for the Torrey Highlands Subarea Plan and Rancho Peñasquitos Community Plan, Rezone, Planned Development Permit, Site Development Permit, Conditional Use Permit, Vesting Tentative Map, Easement Vacation, and Public Right-of-way Vacation to allow for the construction of a mixed-use development. The Merge 56 Development Project (Project) site is located in the north-central portion of the City and is situated in the communities of Del Mar Mesa, Torrey Highlands, and Rancho Peñasquitos, immediately adjacent to the State Route 56 (SR-56) right-of-way between Camino Del Sur and Carmel Mountain Road. The Project consists of two components, a mixed-use development and the public roads that adjoin the proposal. The

Project would consist of a local mixed-use center (LMXU) containing commercial, office, hotel and residential uses on the 41.34-acre, triangular-shaped property. The project would allow for construction of 525,000 square feet (sf) of commercial, office, theater/cinema, and hotel uses and 242 residences (i.e., 158 multi-family and 84 single-family). Proposed extensions of Camino Del Sur and Carmel Mountain Road would be constructed as part of the Project; both are public roads planned in the Torrey Highlands and Rancho Peñasquitos communities. As part of its Community Plan Amendment (CPA), the project proposes a reclassification to downgrade the roads from four-lane majors to two-lane collectors. Environmental Impact Report (EIR) No. 360009/SCH No. 2014071065. Report No. PC-18-016

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-4: ***Appeal of Hearing Officer's decision on December 6, 2017***

**BLUM TENTATIVE MAP – PROJECT NO. 430967**

City Council District: 9

Plan Area: College

Staff: Derrick Johnson

Blum Tentative Map. The 0.35 acre site is located at 5115 63rd Street in the RS-1-7 Zone and the Parking Impact Overlay Area (Campus), within the College Community Plan Area. The applicant is requesting the approval of a Tentative Map, to allow for the subdivision of one lot into two lots. Exemption. Report No. PC-18-008

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.