

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JUNE 28, 2018 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****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****APPROVAL OF THE MINUTES**

- April 19, 2018
- April 26, 2018
- May 10, 2018
- May 31, 2018

DISCUSSION ITEMS

ITEM-1: **AT&T - SDG&E SUBSTATION- PROJECT NO. 561426**
City Council District: 7 Plan Area: East Elliott

Staff: Karen Lynch

AT&T-SDG&E Substation. A Conditional Use Permit, Site Development Permit and Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a 37-foot tall tower concealing 12 panel antennas, 24 Remote Radio Units, 6 surge suppressors and 3 WCS Filters with the associated equipment located in the base of the tower. A 30kW emergency generator is proposed adjacent to the tower within a 165-square-foot block wall enclosure. The project is proposed on the south side of the Carlton Hills SDG&E substation, accessed

from Pecan Valley Drive (west of Medina Drive in the City of Santee) in the East Elliott Community Plan area and the RS-1-8 zone. Exempt from the California Environmental Quality Act (CEQA). [Report No. PC-18-033](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: *** AMENDMENTS TO LIVE/WORK QUARTERS REGULATIONS**

City Council District: Citywide

Plan Area: Citywide

Staff: Edith Gutierrez

Amendments to the City's Municipal Code (Chapter 13, Article 1, Division 5; Chapter 14, Article 1, Division 3; Chapter 15, Article 2, Division 1; and Chapter 15, Article 11, Division 1, 3 and 4) and Local Coastal Program to amend the Live/Work Quarters Regulations. The proposed amendments provide additional housing opportunities and are part of the Mayor's Housing Initiative **Housing-SD**.

The CEQA and Environmental Policy Section has reviewed the amendment to the Land Development Code and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified EIR No. 96-0333/SCH No. 96081056. [Report No. PC-18-039](#).

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.