

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 25, 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 email to [planningcommission@sandiego.gov](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: VERIZON WIRELESS 30TH PLACE - PROJECT NO. 255170**

City Council District: 8                      Plan Area: Southeastern San Diego

Staff: Simon Tse

Verizon Wireless 30th Place - Planned Development Permit, Conditional Use Permit, and Neighborhood Development Permit (Process 4) applications to modify an existing Wireless Communication Facility (WCF). The project is located at 797 30th Place in the RM-2-5 zone of the Southeastern San Diego Community Planning area. The modifications includes the removal of an existing 133-foot tall monopole and the installation of a new 74-foot tall mono-eucalyptus supporting twelve panel antennas, twelve Remote Radio Units, and six microwave dishes. The equipment associated with this WCF will continue to operate inside an existing 484-square foot equipment enclosure. Additionally, a 160-square foot concrete block enclosure shall be installed to support and conceal a 30kW emergency back-up generator, and a 96-square foot concrete block wall to conceal the existing condenser units on the north side of the equipment enclosure. The project also includes landscaping to further integrate and camouflage WCF within the surrounding area. The project was exempt from Environmental. [Report No. PC-18-059](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM-2: \* AMC AMENDMENT TM CUP SDP PDP - PROJECT NO. 569517**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Martha Blake

Planned Development Permit No. 2005311, Conditional Use Permit No. 2012794 Site Development Permit No. 2005309, and Tentative Map No. 2005308, amending Planned Commercial Development Permit, Conditional Use Permit, and Resource Protection Ordinance No. 92-0736 and Conditional Use Permit No. 96-7758 for the demolition of 32,262 square feet of the northern wing of an existing AMC theater, the construction of 73,044 square feet of new commercial spaces, and the consolidation of 7 lots to be resubdivided into 6 lots. The 17.53 acre project site is located at 770 Dennerly Road in the CC-1-3 base zone of the Otay Mesa Community Plan Area. Addendum to EIR No. 92-0647. [Report No. PC-18-065](#).

**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**

**DISCUSSION ITEMS**

ITEM-3: ***Trailed from October 4, 2018***

**\* VIRGINIA AVE PARKING GARAGE - PROJECT NO. 375960**

City Council District: 8

Plan Area: San Ysidro

Staff: Tim Daly

Virginia Ave Parking Garage - Coastal Development Permit (CDP) to amend CDP No. 40-0338, Planned Development Permit (PDP), and Neighborhood Use Permit (NUP) to demolish a one-story building and associated paved parking lot, and to allow for the construction of a 5-level parking structure over 13,210 square-feet of retail space at the ground level, on the corner of Camino De La Plaza and Virginia Avenue. The project requests a PDP for deviations to height limits, and setback requirements, and NUP for off-premise directional signage. The project is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial Regional) Zone within the San Ysidro Community Plan, Coastal Height Limit Overlay Zone, San Ysidro Discretionary Review Overlay Zone, Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Notification area. Addendum No. 375960 to Environmental Impact Report No. 310690/SCH No. 2015111012. [Report No. PC-18-062](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-4: ***Appeal of Hearing Officer's decision on August 13, 2018***

**WOLF IN THE WOODS NUP - PROJECT NO. 574622**

City Council District: 3                      Plan Area: Uptown

Staff: Paul Godwin

Wolf in the Woods NUP - Appeal of staff's Process Two decision to allow the resumption of a previously conforming commercial use within 2,187 square feet of an existing historically-designated commercial structure. The 0.35-acre site is located at 1920 Fort Stockton Drive in the RS-1-7 zone, in the Mission Hills neighborhood of the Uptown Community Plan. The project was determined to be categorically exempt from the California Environmental Quality Act. [Report No. PC-18-063](#).

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-5: **TIJUANA CROSS BORDER AMENDMENT**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Bernie Turgeon

Initiation of an amendment to the Otay Mesa Community Plan to remove the following streets from the Mobility Element's classified streets network: Otay Pacific Drive, Otay Pacific Place, and Las Californias Drive. [Report No. PC-18-055](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.