

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 26, 2014
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

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

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular 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

ITEM – 1: 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 Council on any issue brought forth under "Announcements/Public Comment."

ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
 The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: *Appeal of Development Services Department’s decision on April 15, 2014*

BRIGHTON RESIDENCES – PROJECT NO. 338809

City Council District: 2

Plan Area: Ocean Beach

Staff: Morris E. Dye

An appeal of a Process 2 Coastal Development Permit approval by Development Services to demolish an existing residence with detached garage and construct a 1,504 square-foot single family residence with detached 370 square-foot garage and a 1,832 square-foot single family residence with carport, each on a separate 2,500 square-foot lot, located at 4766 Brighton Avenue. Report No. PC-14-045

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: ***SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS
 COMMUNITY PLAN UPDATE**

City Council District: 4, 8, 9

Plan Area: Southeastern San Diego and Encanto Neighborhoods

Staff: Lara Gates

The Planning Commission workshop will introduce the Draft Southeastern San Diego Community Plan and the Draft Encanto Neighborhoods Community Plan. Discussion points include development incentives for urban villages and transit corridors. The final Euclid Gateway Master Plan and National Avenue Master Plan will be presented as well. Report No. PC-14-001

WORKSHOP ITEM ONLY**NO ACTION WILL BE TAKEN BY THE COMMISSION**

ITEM – 8: **11TH & BROADWAY – PROJECT NO. 2014-14**
City Council District: 3 Plan Area: Downtown Community Plan Area

Staff: Lucy Contreras

11th & Broadway (block bounded by Broadway, E Street, Eleventh Avenue and Park Boulevard) – Site Development Permit No. 2014-14 – East Village Neighborhood of the Downtown Community Plan Area

The Project consists of the construction of a mixed-use Project containing two towers of 31 and 32 stories (approximately 310 and 319 feet tall, respectively), comprised of approximately 618 residential units (39 affordable units) including indoor and outdoor amenity space, approximately 11,361 square feet of street-level retail space, and 639 parking spaces in one level of above grade parking and six levels of below-grade parking. The Project includes the relocation and rehabilitation of the two-story 5,048 square-foot Hamilton Apartments; a locally designated historical building, on the Project site along the Eleventh Avenue frontage.

Development within the DCP area is covered under the FEIR for the DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency (“Former Agency”) and City Council (“Council”) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by the Council on February 12, 2014 (Resolution R-308724). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. An FEIR Consistency Evaluation was prepared for the Project in accordance with suggested best practices outlined in CEQA Guidelines Section 15168. The Consistency Evaluation concludes that the Project is within the scope of the development program described in the FEIR and that the environmental impacts of the Project were adequately addressed in the FEIR; therefore, no further environmental documentation will be required for the Project under CEQA. The FEIR and Subsequent Addenda can be found for reference at <http://www.civicsd.com/planning/environmental-documents.html>.
Report No. PC-14-043

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.