

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., APRIL 30, 2015  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **APPROVAL OF THE AGENDA.**

ITEM – 5:     **DIRECTOR’S REPORT.**

ITEM – 6:     **COMMISSION COMMENT.**

ITEM – 7:     *Expedite*

**\* CAMELOT – PROJECT NO. 238281**

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: Jeffrey A. Peterson

CAMELOT: Site Development Permit (SDP), Planned Development Permit (PDP), Vesting Tentative Map (VTM), Rezone, Easement Vacation (EV), and Public Right-Of-Way Vacation (ROW Vac) to construct 307 dwelling units, of which 259 attached market-rate condominium units would be constructed onsite (this total includes 7 dwelling units being transferred to the property from Lot 12, 13, 18, and 19 of Map No. 15919). The project shall comply with the affordable housing requirements of the City’s North City Future Urbanizing Area Framework Plan and the Black Mountain Ranch (BMR) Subarea Plan, which requires that the project provide 20 percent of the pre-density bonus units as affordable. To meet the Affordable Housing Requirements and as a component of the application, the remaining 48 dwelling units are affordable housing units, and would be transferred and constructed on Lot 9 of Map No. 15919 in the BMR North Village Town Center. The undeveloped 74.42-acre project site is located south of Camino San Bernardo, south of Nighthawk Lane, in the AR-1-1 and RM-1-2 Zones within the Black Mountain Ranch Community Plan, Multiple Habitat Planning Area (MHPA), and Council District 5. The project site contains Environmentally Sensitive Lands (ESL), in the form of Steep Hillside and Sensitive Biological Resources, and a small section of the southern portion of the project site is located within a 100-year Floodplain. Mitigated Negative Declaration No. 238281. Report No. PC-15-040

**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 – 8: *Appeal of Hearing Officer's decision on March 18, 2015***EF INTERNATIONAL LANGUAGE CUP – PROJECT NO. 392464**

City Council District: 2

Plan Area: Midway Pacific Highway Corridor/  
Peninsula

Staff: PJ Fitzgerald

Appeal of the Hearing Officer's March 18, 2015, decision to approve a Conditional Use Permit (CUP) for the EF International Language CUP project which proposes a change in use of the former Cabrillo Hospital facility to allow it to be redeveloped as an Educational Facility for international language students. Tenant improvements propose to convert the existing hospital facility to a 183,000-square-foot International Language School to accommodate up to 1500 students and approximately 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and to maintain an adjacent existing single family residence. The 6.35 acre project site is located at 3425-3475 Kenyon Street in the CO-1-2 zone (existing hospital facility) and the RS-1-7 zone (existing SF home), within both the Midway Pacific Highway Corridor Community Plan area the Peninsula Community Plan area. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction). Report No. PC-15-046

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM –9: **COSTCO MISSION VALLEY ADDITION - PROJECT NO. 380911**

City Council District: 7

Plan Area: Mission Valley

Staff: William Zounes

The project proposes the expansion of an existing Costco Wholesale store. The expansion would include a 2,347 square-foot receiving area addition, a 2,787 square-foot tire sales center addition, the conversion and remodel of an existing tire installation center into a walk-in produce cooler, and the conversion and remodel of an existing tire sales center into a tire installation center for a total gross floor area

expansion of 5,134 square feet. The project is located at 2345 Fenton Pkwy. The 12.57 acre lot is located in the CR-1-1 zone in the Mission City Specific Plan of the Mission Valley Community Plan Area. (Development Agreement 96-0544). Report No. PC -15-041

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 10: BACI/LUCE EXPANSION – PROJECT NO. 362564**

City Council District: 2                      Plan Area: Clairemont Mesa

Staff: Sandra Teasley

The project proposes a Planned Development Permit to construct a 912-square-foot expansion into adjacent tenant space for an existing 2,900-square-foot restaurant space currently selling intoxicating beverages other than beer and wine. The proposed deviation would allow the sales of intoxicating beverages (distilled spirits) other than beer and wine within the expanded area where the CN-1-2 zone allows the sales of beer and wine only within an eating and drinking establishment. The 8,625-square-foot site is located at 1955 Morena Boulevard within the Clairemont Mesa Community Planning area. The project was determined to be exempt from environmental review. Report No. PC-15-048.

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 11: AMENDMENTS TO AFFORDABLE HOUSING DENSITY BONUS REGULATIONS – PROJECT NO. 12003223**

City Council District: All                      Plan Area: City-Wide

Staff: Dan Normandin

The amendment to the Affordable Housing Density Bonus Regulations amends the San Diego Municipal Code and the City’s Local Coastal Program. It amends Municipal Code Chapter 11, Article 3, Divisions 1 and 2; and Chapter 14, Article 3, Division 7. The ordinance will apply Citywide.

This amendment addresses Assembly Bill 2222 (AB-2222), which went into effect on January 1, 2015, modifications suggested by the California Coastal Commission staff, and clarifications and minor modifications deemed necessary to more accurately reflect state density bonus law.

An Environmental Impact Report (EIR No. 96-0333) was prepared and certified on November 18, 1997 for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR's were certified.

Therefore, no subsequent EIR or other environmental document is needed for the Community Plan Implementation Ordinance, as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 and Program EIR No. 104495. Report No. PC-15-042

**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 – 12: COMMUNITY PLAN IMPLEMENTATION ORDINANCE – PROJECT NO. 12003223**

City Council District: All                      Plan Area: City-Wide

Staff: Dan Normandin

The Community Plan Implementation Ordinance amends the San Diego Municipal Code and the City's Local Coastal Program. It amends Municipal Code Chapter 11, Article 3, Divisions 1 and 2; Chapter 13, Article 1, Divisions 2, 3, 4, 5, and 6; Chapter 14, Article 2, Divisions 5; and Chapter 15, Article 2, Division 3; Chapter 15, Article 5, Division 2; Chapter 15, Article 10, Division 3; and Chapter 15, Article 12, Division 3. The ordinance will apply Citywide.

The ordinance has been developed to provide additional land use tools to implement the community plan update process. The Planning Department identified regulations that needed to be created and regulations that needed to be modified in order to implement the visions for new community plans. Generally, the ordinance creates new mixed use commercial zones that allow for increased residential density, a new townhouse zone, new office zones that prohibit residential use, and a new residential use of “Shopkeeper” to be permitted in residential/commercial mixed use zones; expands the types of commercial uses currently permitted in specified multi-family zones, and removes limitations on the amount of ground floor commercial; and creates an exception for calculating height for mixed use buildings 45 feet in height and greater.

An Environmental Impact Report (EIR No. 96-0333) was prepared and certified on November 18, 1997 for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR’s were certified. Therefore, no subsequent EIR or other environmental document is needed for the Community Plan Implementation Ordinance, as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 (Land Development Code) and Program EIR No. 104495 (Draft General Plan). Report No. PC-15-004

**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 – 13: OTAY MESA COMMUNITY PLAN UPDATE – LAND USE & ZONING CLEAN-UP**

City Council District: 8

Plan Area: Otay Mesa

Staff: Vickie White

Since the adoption of the Otay Mesa Community Plan Update in 2014, City staff and the Otay Mesa Community Planning Group have identified several discrepancies that

require City Council action to correct. The discrepancies are clean-up items, and including zoning corrections and land use map corrections. This action is to fix those discrepancies identified. Also, staff is proposing to update maps in the Otay Mesa Community Plan that feature the existing circulation system to remove paper streets and private streets for illustrative clarity. Report No. PC-15-043

**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.