

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, APRIL 11, 2019 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: ***Expedite*****\* CAL TERRACE PA61 – PROJECT NO. 605191**

City Council District: 8                      Plan Area: Otay Mesa

Staff: William Zounes

The Cal Terrace PA61 project (Project) proposes a Community Plan Amendment, Rezone, Public Right-of-Way, Easement Vacations, Vesting Tentative Map, Site Development Permit, and Neighborhood Development Permit for the subdivision of one parcel into two lots for the development of 171-267 residential condominiums with a private recreational park (Lot 2). Lot 1 is reserved for a future commercial development. The 14.60-acre site is located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, north of State Route 905 in the CC-1-3 overlay zone within the Otay Mesa Community Plan area, Council District 8. The project proposes to provide 10 percent of the dwellings units as affordable units occupied by households with an income at or below 100 percent of the Area Median Income for a period of 55 years in compliance with the Affordable, in-fill Housing and Sustainable Buildings Expedite Program. Addendum to Environmental Impact Report No. 30330/304032 SCH No. 2004651076. [Report No. PC-19-027](#).

**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: **SUNROAD OTAY 50 – PROJECT NO. 538140**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Paul Godwin

The Sunroad Otay 50 project proposes a Vesting Tentative Map, Planned Development Permit, Site Development Permit, Community/General Plan Amendment, Public Right-of-Way Vacations and Public Easement Vacations for the development of four new industrial buildings totaling 845,226 square feet. The vacant, graded, 49.1-acre site is located north of State Route 905, south of Otay Mesa Road, east of La Media Road, and west of State Route 125, within the Otay Mesa Community Plan, which designates the site for Heavy Commercial and the IL-3-1 Zone, with allows for heavy commercial development. The Community/General Plan Amendment would remove Avenida Costa Azul as a designated road from the Community and General Plans. Addendum No. 538140 to Program Environmental Impact Report No. 30330/304032. [Report No. PC-19-034](#).

**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.

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

ITEM-3: **\* RV/MINI STORAGE - PROJECT NO. 534380**

City Council District: 5                      Plan Area: Rancho Penasquitos

Staff: Martha Blake

RV Mini-Storage: Planned Development Permit, Site Development Permit, and Easement Vacation for the construction of a recreational vehicle (RV) storage and mini-storage warehouse facility on an approximately 10.03-acre site located southwest of the Interstate 15 (I-15) and State Route 56 (SR-56)/Ted Williams Parkway interchange within the Rancho Peñasquitos Community Plan. The development would include 139,587 square feet of mini-storage within four, three-story buildings; 60 to 69 RV spaces; 27 standard parking spaces; site access improvements, and other infrastructure improvements. The site is located in the RM-1-13 Zone, and is designated as Industrial in the Rancho Peñasquitos Community Plan. Addendum to Environmental Impact Report (EIR) No. 89-1222. [Report No. PC-19-026](#).

**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-4: THE VILLAGES AT SCRIPPS RANCH – COMMUNITY PLAN AMENDMENT INITIATION**

City Council District: 5                      Plan Area: Scripps Ranch

Staff: Tony Kempton

Initiation of a General/Community Plan Amendment to the Scripps Miramar Ranch Community Plan to re-designate a 72-acre site located at 10455 Pomerado Road from University to Residential-Low Medium 5-10 dwelling units per acre. This initiation is exempt from environmental review. [Report No. PC-19-024](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

**ITEM-5: \* FIESTA ISLAND AMENDMENT TO THE MISSION BAY PARK MASTER PLAN & LOCAL COASTAL PROGRAM AMENDMENT – PROJECT NO. 562189**

City Council District: 2                      Plan Area: Mission Bay Park Master Plan

Staff: Sara Osborn

The proposed project is an amendment to the Mission Bay Park Master Plan & Local Coastal Program to update the land uses and vision for Fiesta Island. Fiesta Island is approximately 470 acres within Mission Bay Park. The amendment includes maps, diagrams, and supporting policy recommendations in the Master Plan that will guide future uses and improvements to Fiesta Island. The amendment includes recommendations for Island-wide improvements to recreation facilities, access and circulation, parking, soft-surface trails and paved multi-use paths, grading and landscaping, habitat areas, water quality, eelgrass bed plantings, and enhancements to directional signs, and utilities upgrades and includes two options within the Southwest Subarea identified as Option A and Option B for consideration. Environmental Document: Program Environmental Impact Report No. 562189/Sch. No. 2017051034. [Report No. PC-19-028](#).

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to either approve the project with either Option A or Option B, or deny the project.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

**ITEM-6: COLLEGE AREA COMMUNITY PLAN AMENDMENT INITIATION FOR MONTEZUMA ROAD AND 63<sup>RD</sup> STREET – PROJECT NO. 624641**

City Council District: 9 Plan Area: College

Staff: Elizabeth Ocampo Vivero

Proposed initiation of a Community Plan Amendment (CPA) to the College Community Plan. The area encompasses an approximately 0.6-acre site, proposed to be re-designated from Low-Medium (10-15 du/acre) to Residential High (45-73 du/acre) and to be re-zoned from RM-1-1 (up to 15 du/acre) to RM-3-9 (up to 73 du/acre). The site is located on southwest corner of Montezuma Road and 63rd Street. The area includes 4 parcels with APN numbers: APN 467-171-3200, 467-171-3400, 467-171-3300 and 467-171-3500. This initiation is exempt from environmental review. [Report No. PC-19-029](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

**ITEM-7: [2018 STANDARDIZED REPORT OF CITY BOARDS AND COMMISSIONS – PLANNING COMMISSION](#)**

Staff: PJ FitzGerald

The City of San Diego's Office of Boards and Commissions was created in 2018 to support the day-to-day operations for the City's 49 boards and commissions and serves as an access point to the volunteer members appointed by the Mayor and City Council. The Office of Boards and Commissions has established a new annual reporting requirement to document the meetings, actions, volunteer hours, and vacancies of a City board or commission within a calendar year timeframe.

**TODAY'S ACTION IS:**

Approve/modify/deny the 2018 Standardized Report of City Boards and Commissions – Planning Commission.

**DEPARTMENT RECOMMENDATION:**

Approve the 2018 Standardized Report of City Boards and Commissions – Planning Commission.