

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, NOVEMBER 8, 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: ***Expedite*****\* EDCO RECOVERY - PROJECT NO. 515674**

City Council District: 8

Plan Area: Barrio Logan/Harbor 101

Staff: William Zounes

The EDCO Recovery project proposes a Public Right-Of-Way Vacation, Tentative Map, Site Development Permit, Coastal Development Permit, and Amendment to Coastal Development Permit (CDP) No. 8488 and Site Development Permit (SDP) No. 8489 to expand an existing solid waste transfer station (EDCO Recovery) from 29,550 to 60,680 square feet to increase the sorting and extraction of recyclable material collected from municipal solid waste and for the development of an anaerobic digester to create renewable natural gas. The 2.03-acre site is located within the Coastal Overlay zone (Non-Appealable) at 3608-3698 Dalbergia Street in Subdistrict B of the Barrio Logan Planned District (BLPD-SUBD-B) within the Barrio Logan/Harbor 101 Community Plan area within Council District 8. Mitigated Negative Declaration No. 515674/SCH No. 2018091033 [Report No. PC-18-064](#).

**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: ***Expedite*****\* HILLTOP/EUCLID MIXED-USE DEVELOPMENT - PROJECT NO. 560527**

City Council District: 4

Plan Area: Encanto Neighborhoods

Staff: Jeffrey A. Peterson

Hilltop/Euclid Mixed-Use Development Project: Process 5 Easement Vacation (EV), Vesting Tentative MAP (VTM), Site Development Permit (SDP), and a Neighborhood Development Permit (NDP) to subdivide a vacant 9.38-acre site into 47 single dwelling unit lots, one mixed-use lot and three Homeowner Association (HOA) lots, and the construction of a mix-use development containing 113 affordable apartment units with 8,485 square feet of commercial space on the ground floor, and the construction of 47 single family dwelling units. The project would also extend Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue, construction of a raised center median along the project's frontage on Euclid Avenue, and the restoration and enhancement of the drainage feature as an amenity that functions as a focal point of the site. The project site is located at 922-1040 Euclid Avenue and 5012 Hilltop Drive, on the northeastern corner of Hilltop Drive and Euclid Avenue site. The project site is in the CN-1-4 and RM-1-2 zones and the Community Plan Implementation Overlay Zone A (CPIOZ-A) within the Encanto Neighborhoods Community Plan area, Transit Priority Areas, and the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA). Addendum No. 560527 to Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075. [Report No. PC-18-071](#).

**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-3: **IN & OUT BURGER - PROJECT NO. 449166**

City Council District: 6                      Plan Area: Kearny Mesa

Staff: Francisco Mendoza

Planned Development Permit, Public Right-of-Way Vacation, and Public Utility Easement Vacation for the In & Out Burger drive-thru restaurant to vacate an unimproved 15-foot-wide portion public right-of-way, vacate a drainage easement within the unimproved public right-of-way, and to allow deviations for parking in the setback for the proposed expansion of parking areas and improve the drive-thru circulation, ingress and egress of the site. The 0.863-acre site is located at 4375 Kearny Mesa Road and is in the IL-3-1 Zone within the Kearny Mesa Community Plan and Council District 6. [Report No. PC-18-068](#).

**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: **\* PACIFICA RIDGE - PROJECT NO. 393812**

City Council District: 8                      Plan Area: San Ysidro

Staff: Martha Blake

PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT and a TENTATIVE MAP for deviations and impacts to ESL to construct 44 detached residential condominium dwelling units on a 4.35 acres site located on Smythe Avenue, north of West Foothill Road and south of Avenida de la Madrid. The site is the RM-1-1 zone within the San Ysidro Community Plan area of Council District 8. Addendum to PEIR No. 310690. [Report No. PC-18-073](#).

**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-5: ***Expedite***

**\* 6<sup>TH</sup> AND OLIVE - PROJECT NO. 591198**

City Council District: 3                      Plan Area: Uptown

Staff: Firouzeh Tirandazi

Vesting Tentative Map, Site Development Permit, and Neighborhood Development Permit to amend the St. Paul's Cathedral and Residences project (Project No. 96101) to modify the proposed development on a 0.62-acre portion of the project site, and increase overall residential density. The project proposes to demolish an existing 16-unit apartment complex, Cathedral office building and surface parking lot, and construct a 20-story, mixed-use tower containing 204 residential condominiums, including 18 very low-income dwelling units, and 16,190 square feet of Cathedral office space within four commercial condominiums, above a five-level underground parking structure, and associated site improvements with three development incentives and two deviations in accordance with the Affordable Housing Regulations. The 1.76-acre site is located within one full block surrounded by Olive Street, Nutmeg Street, 5th Avenue and 6th Avenue, and a 0.46-acre site located on the southeast corner of Nutmeg Street and 5<sup>th</sup> Avenue, in the RM-4-10 and CC-3-9 zones of the Uptown Community Plan area. In addition, the site is located in the Community Plan Implementation Overlay Zone (CPIOZ A), Residential Tandem Parking Overlay Zone, Transit Priority Area, Airport Influence Area for San Diego International Airport (SDIA) – Review Area 2, Federal

Aviation Administration (FAA) Part 77 Notification Area for SDIA and North Island Naval Air Station (NAS), and the Airport Approach Overlay Zone (AAOZ) for SDIA Addendum No. 591198 to Environmental Impact Report No. 96101/SCH No. 2009101036. [Report No. PC-18-072](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.