

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, JANUARY 24, 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**

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

ITEM-1: ***Appeal of Hearing Officer's decision on November 7, 2018***

**ISLAND COURT BAYSIDE - CDP/TM- PROJECT NO. 600832**

City Council District: 2                      Plan Area: Mission Beach

Staff: Derrick Johnson

Coastal Development Permit No. 2124341 and Tentative Map No. 2164319 to demolish two existing residential units and construct a new, three-story, four-dwelling-unit building with roof deck, for a total of 5,096 square feet, located at 821-827 Island Court in the Mission Beach Planned District Residential-Southern (MBPD-R-S) Zone, Coastal Overlay (appealable area), Beach Impact Area of the Parking Impact Overlay, Residential Tandem Parking Overlay, and Transit Overlay zone within the Mission Beach Community Plan. Exemption. [Report No. PC-19-001](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-2: \* **13<sup>TH</sup> & BROADWAY - CCDP/REZONE - PROJECT NO. 2018-48**

City Council District: 3

Plan Area: Downtown

Staff: James Alexander

Chelsea Investment Corporation (Applicant) is seeking approval of Centre City Development Permit/Rezone No. 2018-48 for the construction of a 14-story, 150-foot tall mixed-use development called "13th & Broadway," comprised of 273 residential units, 270 (99%) of which will be affordable, 64 parking spaces, and 3,200 square feet of commercial space on a 19,039 square foot site located on the north side of Broadway between 13th and 14th streets in the East Village neighborhood of the Downtown Community Plan area. The Project includes a rezone from the Public Facilities land use district to the Neighborhood Mixed-Use Center land use district. The Project is requesting five incentives under the provisions of the City of San Diego's Affordable Housing Regulations regarding tower floor plate dimensions, tower lot coverage, active commercial frontage, an added curb cut, and curb cut width. The Project is within the scope of the previously certified Final Environmental Impact Reports and no additional environmental document is required under the California Environmental Quality Act. [Report No. PC-19-007](#); [Drawings](#).

**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.