

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, MARCH 21, 2019 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

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. 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: **1st AVENUE TM – PROJECT NO. 598799**

City Council District: 3 Plan Area: Uptown

Staff: Anthony Bernal

A Tentative Map for the consolidation of six existing lots into one lot and to create 22 (one Commercial and 21 Residential) condominium units, currently under construction (Project No. 527950), located at 2466 1st Avenue. The 0.69-acre site is in the RM-3-7 and CC-3-4 zones within the Uptown Community Plan area in Council District 3. CEQA exempt. [Report No. PC-19-022](#).

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

APPROVAL OF THE MINUTES

- January 24, 2019

- January 31, 2019
- February 14, 2019

DISCUSSION ITEMS

ITEM-2: COMMUNITY PLAN AMENDMENT INITIATION – ALEXANDRIA CARMEL VALLEY R&D –

PROJECT NO. 623523

City Council District: 1 Plan Area: Carmel Valley

Staff: Bernard Turgeon

Initiation of a Community Plan Amendment (CPA) to amend the Carmel Valley Community Plan and Carmel Valley Town Center Precise Plan to allow research & development use within a 3.84-acre site at 12805 El Camino Real currently designated as “Ancillary Office / Commercial Facilities.” CEQA exempt. [Report No. PC-19-018](#).

TODAY’S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-3: * SEAWORLD MASTER PLAN CONFORMANCE REVIEW – PROJECT NO. 622566

City Council District: 2 Plan Area: Mission Bay Park

Staff: Martha Blake

SeaWorld Master Plan Conformance Review - A recommendation to the City Council that the proposed project to construct a new roller coaster ride, site improvements, ancillary buildings, and new walkways conforms to the SeaWorld Master Plan. The 2.4-acre project area is located on a portion of the 88.6-acre SeaWorld site located at 500 Sea World Drive and is currently developed with parking area. The project relies on a prior Environmental Impact Report No. 99-0618 (SCH 1984030708). [Report No. PC-19-019](#).

TODAY’S ACTION IS:

Recommend to City Council.

DEPARTMENT RECOMMENDATION:

Recommend to City Council that the project is consistent with the SeaWorld Master Plan.