

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 28, 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: * 2936 COPLEY AVENUE - PROJECT NO. 488139**

City Council District: 3 Plan Area: Greater North Park

Staff: Jeffrey A. Peterson

2936 Copley Avenue: Site Development Permit, Neighborhood Development Permit and Tentative Map for the demolition of an existing 1,383-square-foot single-family dwelling unit to allow for the subdivision of the existing parcel into four lots and the construction of four detached single-family dwelling units. The 4.23-acre project site is located at 2936 Copley Avenue, east of Vista Place at the terminus of Copley Avenue. The project site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan area. The project is also located in the Transit Area Overlay Zone, the Brush Management Zones, the Airport Land Use Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport and San Diego International Airport (SDIA), and the Federal Aviation Administration (FAA) Part 77 Notification area for Montgomery Field Airport and SDIA. Negative Declaration No. 488139. [Report No. PC-19-009](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: * KROC II AMENDMENT - PROJECT NO. 552436

City Council District: 4 Plan Area: Eastern Area Community of the Mid-City
Communities

Staff: Jeffrey A. Peterson

Kroc II Amendment: Planned Development Permit and Conditional Use Permit to amend Planned Commercial Development Permit/Resource Protection Ordinance Permit No. 99-0887, for the development of a two-story, recreation facility and an elevated sports deck structure over a one-story parking structure. The 12.32-acre project site is located at 6605-6845 University Avenue in the CC-5-3 zone of the Central Urbanized Planned District (CUPD) within the Eastern Area Community of the Mid-City Communities Plan area. The project is also located in the Transit Area Overlay Zone, Transit Priority Area, and the Airport Land Use Compatibility Overlay Zone for Montgomery Field. Addendum No. 552436 to Mitigated Negative Declaration (MND) No. 99-0887. [Report No. PC-19-010](#).

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-3: OTAY MESA-NESTOR COMMUNITY PLAN AMENDMENT INITIATION FOR 408 HOLLISTER STREET- PROJECT NO. 621460

City Council District: 8 Plan Area: Otay Mesa Nestor

Staff: Elizabeth Ocampo Vivero

Proposed initiation of a Community Plan Amendment (CPA) to the Otay Mesa Nestor Community Plan. The area encompasses an approximately 14.62 acres site proposed to be re-designated from Open Space to Medium Density Residential (15-29 du/acre) and to be re-zoned from AR-1-2 to RM-2-5. The site is located south of the Otay Valley Regional Park, west of Hollister Street, east of Interstate 5, and north of Palm Avenue. The proposed amendment would allow for the development of 424 dwelling units, where 14 dwelling units are currently allowed. This initiation is exempt from environmental review. [Report No. PC-19-011](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-4: **UNIVERSITY COMMUNITY PLAN UPDATE WORKSHOP**

City Council District: 1

Plan Area: University

Staff: Dan Monroe

University Community Plan Update: The Planning Department recently began the update to the University Community Plan. This is a workshop for the Planning Commission to provide early input on the University Community Plan Update. [Report No. PC-19-004](#).

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION