

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 14, 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****APPROVAL OF THE MINUTES**

- October 25, 2018
- November 8, 2018
- November 29, 2018
- December 6, 2018
- December 13, 2018

**DISCUSSION ITEMS****ITEM-1: \* MONTEZUMA HOTEL - PROJECT NO. 574562**

City Council District: 9                      Plan Area: College

Staff: Jeffrey A. Peterson

Montezuma Hotel: Community Plan Amendment, Rezone and Neighborhood Development Permit for the construction of a four-story, 67,990 square foot hotel comprised of 125 rooms. The 1.86-acre site is located at 6650 Montezuma Road within the College Area Community Plan area, the Parking Impact Overlay Zone (Campus Impact), the Airport Land Use

Compatibility Overlay Zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The site is in the RM-1-1 (Residential-Multiple Unit) and designated Low/Medium Density Residential (10-15 du/ac) and General Commercial Residential (75-110 du/ac) in the College Area Community Plan. The proposed rezone would change the existing RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial—Visitor) zone. The Community Plan Amendment proposes changing the land use designation from Low-Medium Density Residential and General Commercial to General Commercial. Negative Declaration No. 574562. [Report No. PC-19-017](#).

**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: **MIRA MESA COMMUNITY PLAN UPDATE WORKSHOP**

City Council District: 6                      Plan Area: Mira Mesa

Staff: Alexander Frost

The Mira Mesa Community Plan Update officially launched on October 11th, 2018. Mira Mesa is one of San Diego's largest communities in terms of area, population and employment. The community consists of 10,500+ acres located between Marine Corps Air Station Miramar on the south and Los Penasquitos Canyon open space on the north, and between Interstate 805 and Interstate 15 freeways. The community is home to about 76,000 people and its businesses employed approximately 83,000 people in 2016.

The Mira Mesa Community Atlas: Existing Conditions Report has been completed, the Kick-Off Open House was held, and 754 people completed the online survey. The Community Engagement Report, a summary of findings from the open house and online survey, was released in January 2019. The Planning Department staff will share the approach, timeline, and preliminary findings to the Planning Commission and gather early input to the plan update process. No action is required on the part of the Planning Commission at this time. [Report No. PC-19-015](#).

**WORKSHOP ITEM ONLY**

**NO ACTION WILL BE TAKEN BY THE COMMISSION**