

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, APRIL 4, 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****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****APPROVAL OF THE MINUTES**

- January 31, 2019

DISCUSSION ITEMSITEM-1: ***Expedite****** THE PRESERVE – PROJECT NO. 442880**

City Council District: 6 & 1 (Rev.3/28/19) Plan Area: Torrey Highlands Subarea Plan

Staff: William Zounes

The Preserve proposes a Community Plan Amendment, Rezone, Site Development Permit (SDP), and Planned Development Permit for the construction of a 450,000 square foot campus-like commercial office inclusive of an accessory café, parking structure, and fitness center on an undeveloped 11.10-acre site located approximately 0.25 miles south of State Route (SR) 56 and bordered to the east by the planned extension of Camino del Sur within the AR-1-1 zone and designated Commercial Limited within the Torrey Highlands Subarea planning area. The project would rezone the site from AR-1-1 to IP-3-1 and redesignate the

property from Commercial Limited to Employment Center. The project would achieve Leadership in Energy and Environmental Design (LEED) Gold certification by implementing sustainable and environmentally friendly design features, techniques, and materials in accordance with the Affordable/In-Fill Housing and Sustainable Buildings Expedite program. Environmental Impact Report. [Report No. PC-19-021](#).

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: * MIXED USE ZONING PACKAGE

City Council District: All Plan Area: All

Staff: Renee Mezo

Proposed code amendment to the Land Development Code and Local Coastal Program including amendments to; Chapter 12, Article 6, Division 4; Chapter 13, Article 1 and Chapter 14, Article 3, Division 7. The proposed amendments create a new division within Chapter 13 to add six new base zones for mixed-use development. This ordinance is not a project under CEQA Guidelines section 15378 as this ordinance does not involve the application of the new zones to any land and therefore could not result in any development. [Report No. PC-19-023](#).

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: * MISSION TRAILS REGIONAL PARK MASTER PLAN UPDATE/ NATURAL RESOURCES MANAGEMENT PLAN/COMMUNITY PLAN TECHNICAL AMENDMENTS – PROJECT NO. 349988

City Council District: 5, 7 Plan Area: Navajo, Tierrasanta, East Elliott, and Rancho Encantada

Staff: Betsy Miller

Mission Trails Regional Park Master Plan Update/Natural Resources Management Plan/Community Plan Technical Amendments. The Mission Trails Regional Park (MTRP) Master Plan Update (MPU) is a policy document that establishes the planning framework for the future design, implementation, and management of the Park. The Goals and Policies in the MPU provide specific guidance on park implementation issues such as trails and other facilities. The Natural Resource Management Plan (NRMP) sets forth adaptive management

actions to ensure long-term, viable populations of sensitive species and habitats in compliance with the Multiple Species Conservation Program. [Report No. PC-19-025](#).

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.