

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 23, 2019 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> 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](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**ITEM-1: \* **LUMINA TM – PROJECT NO. 555609**

City Council District: 8                      Plan Area: Otay Mesa

Staff: Paul Godwin

Lumina TM - Tentative Map, Public Right-of-Way Vacation, Site Development Permit and Neighborhood Development Permit for the subdivision of a 93.4-acre site located in the Central Village Specific Plan, within the Otay Mesa Community Plan, in the CC-3-6, RM-2-5, OP-1-1, OR-1-2 and AR-1-1 zones. The site is located west of Cactus Road, north of Siempre Viva Road and is bisected by Airway Road. The project would create 24 lots for the future development of up to 1,868 multi-family homes and 62,525 square feet of commercial uses, along with supporting recreational areas, open space, a combined school/recreation site, and vacation of an unimproved unnamed road dedicated per Map 1267. The project scope includes a Multi-Habitat Planning Area (MHPA) boundary line adjustment. Addendum No. 555609 to Environmental Impact Report No. 30330/304032 was prepared for this project. [Report No. PC-19-035](#).

**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: \* **SEABREEZE SENIOR LIVING – PROJECT NO. 600824**

City Council District: 1                      Plan Area: Carmel Valley

Staff: Morris E. Dye

Seabreeze Senior Living – A Process 5 General and Community Plan Amendment, Easement Vacations, Site Development and Conditional Use Permit for Environmentally Sensitive Lands (ESL) for the construction of a Senior Residential Care Facility within one, two-story building with 104 units for 110,263 square feet and five single-story duplexes for 11,607 square feet located at 5720 Carmel Valley Road. The 10.12-acre site is in the AR-1-1 zone within the Carmel Valley Community Plan area. Addendum to previously prepared EIR No. 35-0385/MND No. 96-7919. [Report No. PC-19-031](#).

**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: \* **32<sup>ND</sup> AND C STREET – PROJECT NO. 595288**

City Council District: 3                      Plan Area: Golden Hill

Staff: Morris E. Dye

32nd and C Street - A Process 4 Vesting Tentative Map, Site Development Permit for ESL, Neighborhood Development Permit to increase density from 10-15 DU/AC to 16-29 DU/AC and for walls exceeding 3 feet high in the public right-of-way for construction of a 3-story, 20-unit residential condominium development in 4 buildings totaling 32,670 square feet on vacant lots located at the southeast corner of 32nd and C Street. The 1.0-acre site is in the RM-1-1 zone within the Greater Golden Hill Community Plan area. Mitigated Negative Declaration No. 595288. [Report No. PC-19-036](#).

**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-4: ***Expedite***  
**\* WITT MISSION VALLEY – PROJECT NO. 562674**

City Council District: 7                      Plan Area: Mission Valley

Staff: William Zounes

The Witt Mission Valley Project Proposes a Planned Development Permit and Site Development Permit to demolish an existing automotive dealership for the construction of a mixed-use development comprised of 267 multi-family residential units and 10 shopkeeper units (277 total units totaling approximately 343,160-square-feet), 6,000-square-feet of retail space; and 3,600-square-feet of commercial space. The project would range in height from one- to five stories. Parking would be provided in a central five-story, above-ground, parking structure wrapped with residential units. The 5.12-acre site located at 588 Camino Del Rio North in the MV-CR zone of the Mission Valley Community Plan Area, Council District 7. The proposed project qualifies for the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by incorporating a photovoltaic system located on the roofs of the structures consisting of solar panels sufficient to generate electricity for at least 50 percent of the residential component and 30 percent of the commercial and retail component. Environmental Impact Report No. 562674/Sch No. 2017111027. [Report No. PC -19-033](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-5: **VERIZON - SOUTH DOYLE – PROJECT NO. 447574**

City Council District: 1                      Plan Area: University

Staff: Karen Lynch

Verizon - South Doyle is a Conditional Use Permit and Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of the replacement of one existing athletic field light pole and the installation of one new athletic field light pole, each supporting 3 panel antennas, 6 Remote Radio Units (RRUs) and 3 raycaps. A 256-square-foot enclosure will house the associated equipment and include approximately 113-square-foot storage space for use by the park. The project site is located on the west side of Doyle Park at 8175 Regents Road in the OP-1-1 zone of the University Community Plan. The project is exempt from the California Environmental Quality Act (CEQA). [Report PC-19-032](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.