

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 29, 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. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

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: *** RB LOT 9 - CUP AMENDMENT - PROJECT NO. 635141**

City Council District: 5 Plan Area: Rancho Bernardo

Staff: Francisco Mendoza

RB Lot 9 - CUP Amendment

Amendment to Conditional Use Permit No. 98-0461 to remove the expiration date of a 55,000-square-foot intermediate medical facility located at 16950 Via Tazon. The 5.34-ac site is in the IP-2-1 Zone of the Rancho Bernardo Community Plan area. This project activity is covered under the adopted Mitigated Negative Declaration No. 98-0461. The prior environmental document adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162. [Report No. PC-19-076](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: **CASA DE LAS CAMPANAS RESIDENTIAL ADDITION - PROJECT NO. 546769**

City Council District: 5 Plan Area: Rancho Bernardo

Staff: Glenn Gargas

Casa de las Campanas Residential Addition - Conditional Use Permit Amendment and Planned Development Permit, Amend Conditional Use Permit No. 1409096 to demolish an existing 99-bed, 33,320-square-foot, one-story, skilled nursing building for the development of a 140,000-

square-foot, five-story, residential addition to an existing elderly care facility, comprised of 24 independent living units and 66 assisted living units with one level of underground parking. The Planned Development Permit includes a deviation request to increase the building height to 72 feet from the maximum height limit of 40 feet. The 22.7-acre site is located at 18655 West Bernardo Drive, in the RM-2-5 Zone and within the Rancho Bernardo Community Plan Area. A Mitigated Negative Declaration No. 546769 was prepared for this project. [Report No. PC-19-075](#).

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

- February 21, 2019
- February 28, 2019

DISCUSSION ITEMS

ITEM-3: ***Continued from August 15, 2019; Appeal of Development Services Department's decision on June 7, 2019***

HAMMER NDP - PROJECT NO. 607413

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Bryan Hudson

Hammer - NDP: Neighborhood Development Permit to allow four tandem parking spaces for the construction of three dwelling units and addition to an existing dwelling unit. The 0.16-acre project site is located at 1959 Harrison Avenue, within the Community Plan Implementation Overlay Zone A (CPIOZ-A), Federal Aviation Authority (FAA) Part 77 Noticing Area and the Airport Influence Area (AIA). The site is located in the San Diego Southeastern Community Plan - Village District within the RM-3-7 zone. CEQA Exempt. [Report No. PC-19-080](#).

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.