

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JANUARY 30, 2020 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****DISCUSSION ITEMS**ITEM-1: ***Request for Reconsideration/Planning Commission 12/15/19******4337 HOME AVENUE ALCOHOL CUP - PROJECT NO. 593686**

City Council District: 9

Plan Area: Mid-City-City Heights Community Plan Area

Staff: Edith Gutierrez

On December 5, 2019, the Planning Commission Approved a Neighborhood Use Permit to allow an existing automobile service station and mini market to continue to operate; Denied a Conditional Use Permit (CUP) for a Type 20 Alcohol License; and denied a CUP for a Marijuana Outlet within a proposed new building. The request for reconsideration is for the CUP for the Type 20 Alcohol License. If the motion to reconsider is approved by a majority of the Commission, a date will be set to rehear Type 20 Alcohol License CUP hearing.

The 1.080-acre site is located at 4337 Home Avenue and is zoned IL-3-1 and CC-1-3. The project site is located in the Airport Influence Area (San Diego International Airport - Area 2), Fire Brush Zones, and High Fire Severity Overlay Zones, within the City Heights community

of the Mid-City Communities Plan area. The site is designated Industrial, intended for commercial and light industrial use, by the Mid-City Communities Plan.

On July 24, 2019, the Hearing Officer certified Mitigated Negative Declaration (MND) No. 593686. The MND was appealed, however the appeal was later withdrawn. [Memorandum dated January 23, 2020](#).

TODAY'S ACTION IS:

Pursuant to the Section 2.6 of the Permanent Rules of the Planning Commission, the Commission may vote to reconsider any matter to permit correction of hasty, ill-advised, or erroneous action, or to take into account added information or a changed situation that that has developed since the taking of the original vote.

DEPARTMENT RECOMMENDATION:

Support the reconsideration.

ITEM-2: *** GENERAL PLAN HOUSING ELEMENT UPDATE 2021-2029**

City Council District: All Plan Area: Citywide

Staff: Leslie Keaveney

Update to the City of San Diego's Housing Element for the 2021 - 2029 Cycle. The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. State law requires that local jurisdictions outline the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. Report No. [PC-20-002](#).

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the draft General Plan Housing Element.

Recommend to City Council to approve or deny the Addendum to EIR No. 104495/SCH No. 2006091032.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the draft General Plan Housing Element.

Recommend to City Council to approve the Addendum to EIR No. 104495/SCH No. 2006091032.

ITEM-3: *** MT. ETNA DR. CPA AND REZONE - PROJECT NO. 628374**

City Council District: 6 Plan Area: Clairemont Mesa

Staff: Martha Blake

Mt. Etna Dr. CPA and Rezone: The project proposes to Amend the General Plan, Clairemont Mesa Community Plan, the Community Plan Implementation Overlay Zone (CPIOZ), and

Rezone a 4.09-acre site located at 5255 Mount Etna Drive. The actions would redesignate a 4.09-acre site from Commercial-Community Center to Residential-High (45-73 dwelling units per acre), amending the CPIOZ from CPIOZ Type B to CPIOZ Type A, and rezone the property from CO-1-2 to RM-3-9, and amend the Land Development Code and Local Coastal Program. An Environmental Impact Report (SCH No. 2018091016) was prepared for the above actions,

and the County of San Diego as Lead Agency certified that EIR on January 14, 2020. The City of San Diego as a Responsible Agency reviewed and considered that EIR for the above actions. Report No. [PC-20-008](#).

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-4: **TAILGATE PARK – INITIATION OF AMENDMENTS TO THE GENERAL PLAN/DOWNTOWN COMMUNITY PLAN AND REZONING**

City Council District: 3 Plan Area: Downtown

Staff: Brad Richter

Proposed Initiation of Amendments to the General Plan/Downtown Community Plan and Rezoning for the two blocks, consisting of approximately 2.8 acres, bound by Imperial Avenue and 13th, K and 14th streets, commonly known as Tailgate Park, in the East Village neighborhood of the Downtown Community Plan area. The proposed amendments would change the land use designations for the two blocks from Mixed Commercial District with Large Floorplate/Fine Grain overlays to the Ballpark Mixed Use District/Large Floorplate Overlay districts. This initiation is exempt from environmental review. [Report No. PC-20-012](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.