

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, APRIL 16, 2020 AT 9:00 A.M.
VIRTUAL HEARING**

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, all Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. In accordance with the Executive Order, there will be no members of the public in attendance at the Planning Commission Meetings. We are providing alternatives to in-person attendance for participating in Planning Commission meetings. Updated information is available on the Planning Commission webpage: <https://www.sandiego.gov/planning-commission>.

Comments on Agenda Items and Non-Agenda Public Items

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items or an Agenda item, may email comments to planningcommission@sandiego.gov, with the agenda item number in the subject line of the email. Only comments received by email before 5 p.m. the day before the meeting will be eligible to be read into the record. If you submit more than one form, only one will be read into the record. All other filed comments, including those received after 5 p.m. the day prior and before 8:45 a.m. on the day of the meeting, will be distributed to the Commission for consideration and made part of the meeting record. If you submit more than one comment, only one will be read into the record. **Please note: All comments are limited to 200 words.**

If you have an attachment to your comment, you may send it to planningcommission@sandiego.gov and it will be distributed to the Planning Commissioners.

Requests For Accessibility Modifications Or Accommodations: As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: planningcommission@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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 (by email to: planningcommission@sandiego.gov).

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.

In lieu of in-person attendance, members of the public who would like to comment on a Non-Agenda Public Items may email comments to planningcommission@sandiego.gov, with the term "Non-Agenda Public Comment" in the subject line of the email. All comments are limited to 200 words.

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

Expedite

ITEM-1: * 4TH AVENUE APARTMENTS – PROJECT NO. 588751

City Council District: 3 Plan Area: Uptown

Staff: Firouzeh Tirandazi

Process Five, Site Development Permit for City Council override of the determination of inconsistency with the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP) with respect to residential density for a proposed mixed-use development. The project is a proposed six-story, mixed use development consisting of 36 dwelling units, including four very-low income dwelling units, an approximately 1,174 square-foot retail suite, parking, and associated site improvements with five development incentives in accordance with the Affordable Housing Regulations. The 0.23-acre site is located at 2426 4th Avenue in the CC 3-9 Zone of the Uptown Community Plan area. The site is also located in the Very High Fire Hazard Severity Overlay Zone, Community Plan Implementation Overlay Zone (CPIOZ A),

Residential Tandem Parking Overlay Zone, Transit Priority Area, Airport Influence Area for SDIA – Review Area 1, SDIA 60-65 Community Noise Equivalent Level (CNEL), SDIA Safety Zone 3NE, Federal Aviation Administration (FAA) Part 77 Notification Area for SDIA and North Island Naval Air Station (NAS), the Airport Environs Overlay Zone, and the Airport Approach Overlay Zone (AAOZ) for SDIA. On March 9, 2020, City Council voted 9-0 to adopt Mitigated Negative Declaration No. 588751 and the Mitigation, Monitoring, and Reporting Program, and propose to overrule, at a second public hearing in accordance with the California Public Utilities Code section 21676.5(a) and SDMC section 132.1555, the Airport Land Use Commission's determination of inconsistency. Pursuant to SDMC section 132.1555(b), associated development permit shall be consolidated and decided by the City Council as part of the hearing to overrule the Airport Land Use commission. [Report No. PC-20-023](#).

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-2: * **MUNICIPAL WATERWAYS MAINTENANCE PLAN – PROJECT NO. 616992**

City Council District: All

Plan Area: Citywide

Staff: Catherine Rom

Staff is submitting for approval of a Coastal Development Permit (CDP), Site Development Permit (SDP), and an Ordinance for implementation of the Municipal Waterways Maintenance Plan (MWMP) to allow for a subsequent approval process not required in the San Diego Municipal Code (SDMC).

The MWMP provides the regulatory guidance and parameters for the City of San Diego's (City) Transportation & Storm Water Department (TSW) to maintain and repair existing storm water facilities necessary to reduce and manage flood risk. The MWMP provides both a project-level and program-level analysis for the specific maintenance and repair activities in areas where potential local, state, and federally regulated impacts may be necessary.

The City of San Diego, as Lead Agency under CEQA has prepared and completed an Environmental Impact Report (EIR No. 616992/SCH No. 2017071022) and Mitigation, Monitoring and Reporting Program (MMRP) for the Municipal Waterways Maintenance Plan (MWMP) in accordance with the California Environmental Quality Act (CEQA). The MMRP includes a Mitigation Framework that will be implemented to reduce potential impacts identified in the Final EIR. The Final EIR can be accessed online at: [EIR No. 616992/SCH No. 2017071022](#). [Report No. 20-016](#).

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: **MOVABLE TINY HOUSES**

City Council District: All

Plan Area: Citywide

Staff: Barrett Tetlow

Proposed amendments to the Municipal Code and the Local Coastal Program including amendments to:

Chapter 11, Article 3, Division 1; Chapter 13, Article 1, Division 4; Chapter 14, Article 1 Division 3; Chapter 14, Article 2, Division 6.

Movable tiny houses are an alternate type of housing structure that fall under the state definition of an accessory dwelling unit, defined as "an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated" (Gov. Code Section 65852.2 (i)(4)).

Movable tiny houses provide a lower-cost option when building an ADU, and provide flexible housing options for families, friends, students, the elderly, in-home health care providers, people with disabilities, and others. The proposed changes will amend the ordinance for Companion Units and Junior Units to add movable tiny house as a separately regulated use. A movable tiny house would be subject to additional restrictions as proposed.

Exempt from CEQA. [Report No. PC-20-017](#).

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the ordinance.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.