


**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, MAY 14, 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, most—and possibly all—of the Planning Commissioners will be participating in Planning Commission meetings by teleconference. In accordance with the Executive Order, there will be no members of the public participating in person at the Planning Commission Meetings. We are providing alternatives to in-person attendance for viewing and participating in the meetings. In lieu of in-person attendance, members of the public may participate and provide comment via telephone, using the Planning Commission webform, email submission or via U.S. Mail of written materials, as follows:

Phone in Testimony

When the Chair introduces either the item you would like to comment on, or the comment period for Non-Agenda Public Comment, follow the instructions within the  ["Public Comment Instructions"](#) by dialing the number below to be placed in the queue.

1. Dial 619-541-6310
2. Enter the Access Code: 877861 then press '#'.

Agenda Public Comments

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comments

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

Written Materials

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to planningcommission@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Planning Commission in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Planning Commission.

Watch the Meeting

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or [view the meetings online \(link is external\)](#).

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.

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for 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: ***Continued from May 7, 2020; Appeal of Development Services Department's decision on February 19, 2020***

SUGARMAN SDP – PROJECT NO. 625569

City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

Appeal on an application for a Site Development Permit for the construction of a two-story, 5,077 square-foot single family residence with a 3,279 square-foot basement garage on a vacant lot located at 8356 Sugarman Drive. The project site consists of two lots under the same ownership. One lot has an existing single-family residence and the other lot is vacant. The 0.25-acre site is in the La Jolla Shores Planned District Single Family Zone within the La Jolla Community Plan area, and Council District 1. This project was determined to be categorically exempt from the California Environmental Quality Act on January 29, 2020 and the opportunity to appeal that determination ended February 12, 2020. Report No. [PC-20-025](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-2: ***Request for Reconsideration of Planning Commission's decision on December 5, 2019*****4337 Home Avenue Marijuana Outlet 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. On February 20, 2020, the Planning Commission reconsidered and approved the CUP Type 20 Alcohol License. The request for reconsideration is for the CUP for the Marijuana Outlet (Outlet). If the Planning Commission approves the reconsideration, a separate notice will be mailed for the Outlet 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 also 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 May 7, 2020.](#)

TODAY'S ACTION IS:

Suspend the Permanent Rules of the Planning Commission for a reconsideration.

DEPARTMENT RECOMMENDATION:

Support the reconsideration.

ITEM-3: **COMPLETE COMMUNITIES: HOUSING SOLUTIONS AND MOBILITY CHOICES INITIATIVE - PROJECT NO. 613124**

City Council District: All

Plan Area: All

Staff: Julia Chase and Leslie Keaveney

This proposed project includes amendments to the San Diego Municipal Code and Land Development Manual, collectively referred to as **Complete Communities: Housing Solutions and Mobility Choices** (proposed project). The proposed project is intended to incentivize housing construction, affordability, and supply to achieve the planned residential build-out in the City of San Diego's (City's) General Plan and Community Plans and the City's Regional

Housing Needs Allocation (RHNA) targets; reduce citywide per capita vehicle miles traveled (VMT); and provide funding to support the completion of active transportation infrastructure within the Downtown (Mobility Zone 1), transit priority areas (Mobility Zone 2), and the City's other VMT efficient areas/ communities (Mobility Zone 3) to support the planned residential uses.

Housing Solutions would apply citywide within TPAs in zones that allow multi-family housing. In exchange for new development that provides affordable housing units and neighborhood-serving infrastructure improvements, additional building square footage (and residential units within said building square footage) and height beyond what is otherwise permitted in the respective base zone, Planned District Ordinance, and/or Community Plan would be allowed. Qualifying projects may also use Affordable Housing incentives and waivers, and Development Impact fees would be scaled based on square footage, instead of calculated based on the number of units. Affordable units will be exempt from DIF. The Housing Solutions program would also allow qualifying projects to be approved through a ministerial approval process; no discretionary development permit would be required for development.

Mobility Choices is intended to support reductions in citywide VMT by encouraging development within the City's Mobility Zones 1, 2, and 3, requiring the provision of on-site VMT reducing measures that support transit and active transportation modes within the Mobility Zones 1, 2, and 3, and by requiring a contribution from development outside of the these more VMT efficient areas (Mobility Zone 4) to fund active transportation infrastructure projects within Mobility Zones 1, 2, and 3 to further support overall citywide VMT reductions in those areas. Report No. [PC-20-018](#).

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.