

CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA



PLANNING COMMISSIONERS

William Hofman – Chairperson
James Whalen – Vice-Chairperson
Douglas Austin
Dennis Otsuji
Vicki Granowitz
Matthew Boomhower
Kelly Moden

Thursday, July 23, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JULY 23, 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**ITEM-1: ***Expedite****** AVION PROPERTY – PROJECT NO. 598173**

City Council District: 5 Plan Area: Black Mountain Ranch Subarea Plan

Staff: Jeffrey A. Peterson

AVION PROPERTY: Planned Development Permit, Site Development Permit, and Vesting Tentative Map to allow for the subdivision of the project site and construction of 84 multi-family residential units on-site, the transfer of 19 affordable housing units and 14 market rate dwelling units to Parcel 1 of Map 21331 in the Black Mountain Ranch North Village Town Center for a combined total of 117 dwelling units. The 41.48-acre site is located southwest of Winecreek Drive in the AR-1-1 Zone which is proposed to be rezoned to the RS-1-14 (Residential-Single Unit) Zone within the Black Mountain Ranch Subarea Plan area, and Council District 5. In addition, the site is located within the Multiple Habitat Planning Area (MHPA), MCAS Miramar Airport Land Use Compatibility Overlay Zone, and Airport Influence Area (Review Area 2). Supplemental Environmental Impact Report No. 598173/SCH No. 97111070. Report No. [PC-20-035](#). [Memorandum dated July 16, 2020](#).

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: *** BLACK MOUNTAIN ROAD COMMUNITY PLAN AMENDMENT – PROJECT NO. 357262**

City Council District: 5 Plan Area: Rancho Penasquitos

Staff: Michael Prinz

Black Mountain Road Community Plan Amendment; General Plan and Community Plan Amendments to the Rancho Peñasquitos Community Plan and Black Mountain Ranch Subarea Plan to reclassify a 1.3-mile segment of Black Mountain Road from a 6-lane Primary Arterial to a 4-lane Major from Twin Trails Drive on the north to the southern Rancho Peñasquitos community boundary. Environmental Impact Report No. 357262. Report No. [PC-20-041](#).

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

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-3: * **NORTH PARK COMMUNITY PLAN AMENDMENT AND REZONE**

City Council District: 3 Plan Area: North Park

Staff: Nathen Causman

The North Park Community Plan Amendment and Rezone is an amendment to of the North Park Community Plan that will change the land use of 3.5 acres along Florida Street (from Upas Street to Cypress Avenue, abutting the alley) from 'Residential – low (5 - 9 DU/acre)' to 'Residential – medium high (30 - 44 DU/acre),' and associated rezone of the properties from RS-1-7 to RM-3-7.

The 2016 North Park Community Plan Update unintentionally changed the community plan land use designation from 'Residential – Medium-High' (30 – 45 DU/acre) to 'Residential – Low' (up to 9 DU/acre). The proposed amendment would change the plan land use designation to be consistent with the prior community plan designation - 'Residential – Medium-High (30 - 44 DU/acre)' and the corresponding zoning to RM-3-7.

An addendum to the EIR was completed on April 30, 2020 and found that there are no new significant impacts identified for the proposed amendment and rezone. The proposed amendment is considered a technical correction to the land use map that was discovered during the implementation of the updated community plan, and therefore; a community plan

amendment initiation is not required as addressed in General Plan Policy LU-D.6. (a) and (b). Report No. [PC-20-040](#).

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: * **ALANTE CPA/PDP/RZ- PROJECT NO. 648597**

City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Xavier Del Valle

The Alante Project consists of a request for a Community Plan Amendment, Planned Development Permit to amend Planned Commercial Development 90-0687, and Rezone from RM-1-2 to RM-4-10 to construct a four-story, 70,595 square-foot 50-unit multi-family residential building over an existing two-level parking structure at a site located at 10211 Rancho Carmel Drive within the Carmel Mountain Ranch Community Plan area. The project requests a Community Plan Amendment to change the existing land use designation from Low-Medium density (6-29 dwelling units/acre) to High density Residential (75-109 dwelling units/acre). Of the 50 units, 15 will be designated as affordable for low to moderate income households earning between 60% and 120% of the Area Median Income. The 0.46-acre site is in the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 2), the Residential Tandem Parking Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area. An Addendum for Negative Declaration No. 90-0687 was prepared for the project. Report No. [PC-20-042](#). [Memorandum dated July 14, 2020](#).

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.