

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, August 27, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 27, 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.

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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: **TOWNE CENTRE VIEW COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 624751**

City Council District: 1 Plan Area: University

Staff: Katie Witherspoon

Towne Centre View Community Plan Amendment Initiation

Project Address: 9855, 9865, 9875, 9885 Towne Centre Drive, San Diego, CA 92121 and comprised of five properties (APN: 343-121-42, 343-121-43, 343-121-35, 343-121-36, and 343-121-37) Site Size: Approximately 22 developable acres (32.42-acre total site)

Project Description: The proposed project, Towne Centre View, is located at the end of Towne Centre Drive within the University Community Plan Area. The project is located within Subarea 11 of the adopted University Community Plan. The applicant, BRE-BMR Towne Centre Science Park LLC, is requesting to increase the density to 1,000,000 sq. ft of Scientific Research. The current land use is Scientific Research and zoned IP-1-1. Report No. [PC-20-050](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-2: * HOUSING LEGISLATION CODE UPDATE PACKAGE

City Council District: All Plan Area: Citywide

Staff: Kelley Stanco

The Housing Legislation Code Update Package of amendments addresses California State housing law requirements, including a number of bills passed at the end of 2019. These include changes to State density bonus, housing for the homeless, and accessory dwelling unit laws, along with several other miscellaneous housing laws. The Housing Legislation Code Update Package will provide amendments to the Municipal Code that are required to implement and comply with State law, as well as additional amendments tailored to address our specific local land use and housing needs.

The CEQA and Environmental Policy Section of the Planning Department has reviewed the Housing Legislation Code Update amendments and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified Environmental Impact Report (EIR) for the 2008 General Plan EIR No. 104495/SCH No. 2006091032, certified by the City Council on March 10, 2008, Resolution No. R-303473; the 2020 Addendum to the 2008 General Plan EIR No. 104495/SCH No. 2006091032 for the General Plan Housing Element Update, certified by the City Council on June 18, 2020, Resolution No. R-313099; and the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The 2008 General Plan EIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Report No. [PC-20-051](#).

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the proposed Municipal Code amendments.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the proposed Municipal Code amendments.