

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, October 22, 2020

VIRTUAL HEARING



**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 22, 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

[Signup online via webform](#) no later than 8 AM day of meeting in order to participate via phone during the Planning Commission public hearing. Please go to the Planning Commission website for further instructions.

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, MS 501 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 at their scheduled time on [YouTube](#).

GENERAL INFORMATION

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: COSTA AZUL MIXED USE – PROJECT NO. 400127

City Council District: 1 Plan Area: Carmel Valley

Staff: Edith Gutierrez/Joseph Stanco

Vesting Tentative Map, Easement Vacation, Coastal Development Permit, Planned Development Permit and Site Development permit to construct a 77,652-square-foot, 7-story hotel, and 96,040-square-foot, 5-story office building with restaurant, on an undeveloped 3.2-acre site.

The project site is located at 3501 Valley Centre Drive within the Visitor Commercial (VC) zone of the Carmel Valley Planned District (CVPD), Coastal Overlay Zone (Appealable and Non-Appealable Areas), and the Parking Impact Overlay Zone (Coastal Impact Area), within the Carmel Valley Community Plan area. A portion of the hotel, 11 percent, will be approximately 76'-0" in height, and 3 percent of the office building approximately 68'-6" in height, where the maximum height in the VC zone is 60 feet. The parking for the development will include surface parking and a 2-level subterranean parking garage.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development Projects). [PC-20-060](#)

PROPOSED ACTION:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM-2: REMLEY PLACE CDP/SDP – PROJECT NO. 651445

City Council District: 1 Plan Area: La Jolla

Staff: Ben Hafertepe

Remley Place CDP/SDP; Application for a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the proposed slope stabilization with construction of soil nail wall upon a development area which is greater than 25% of the lot located at 7365 Remley Place. The 0.49-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Local Coastal Program Plan area. Categorically exempt from CEQA pursuant to Section 15303, New Construction. [PC-20-061](#)

PROPOSED ACTION:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the Project

ITEM-3: APC MISSION HEIGHTS – PROJECT NO. 583986

City Council District: 7 Plan Area: Linda Vista

Staff: Karen Lynch

APC Mission Heights is a proposal for a new Wireless Communication Facility (WCF) consisting of a 35' tall faux eucalyptus tree supporting 6 panel antennas, 3 remote radio units and 2 surge suppressors. An equipment and storage building (totaling 288 square feet) are also included. The project is proposed in the Mission Heights Neighborhood Park, at 7230 Acari Street in the OP-1-1 zone of the Linda Vista Community Plan area. The project is exempt from the California Environmental Quality Act (CEQA). [PC-20-062](#)

PROPOSED ACTION:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-4: * THE RIVERWALK PROJECT – PROJECT NO. 581984

City Council District: 7 Plan Area: Mission Valley

Staff: Jeff A. Peterson

The Riverwalk Project: A request for the rescission of the Levi-Cushman Specific Plan and adoption of the Riverwalk Specific Plan, Amendments to the Mission Valley Community Plan and General Plan, San Diego Municipal Code Amendment, Rezone, Vesting Tentative Map and Easement Vacations, Development Agreement, Variance to the Inclusionary Affordable Housing Regulations, Site Development Permit, and a Conditional Use Permit (CUP) to amend CUP No. 94-0563. The Riverwalk Specific Plan would allow for the development of 4,300 multifamily residential dwelling units offered as a variety of “for sale” and/or “for rent”,

including 10 percent (430 units) deed-restricted affordable housing dwelling units on-site; 152,000 square feet of commercial retail space; 1,000,000 square feet of office and non-retail commercial; approximately 97 acres of park, open space, and trails; adaptive reuse of the existing golf clubhouse into a community amenity; and a new Green Line Trolley station. The Project includes amendments to the Mission Valley Community Plan and General Plan to remove the Community Plan Implementation Overlay Zone (CPIOZ) from the site and to reflect the rezone; amendment to San Diego Municipal Code 13, Article 2, Division 14 to replace the MVCP CPIOZ map, which removes the CPIOZ designation on the property; Rezone portions of the property from the CC-3-9 (Commercial-Community) Zone to the OP-1-1 (Open Space-Park) Zone, from the CC-3-9 (Commercial-Community) Zone to the RM-4-10 (Residential-Multiple Unit) Zone, and from the OP-1-1 (Open Space-Park) Zone to the OC-1-1 (Open Space-Conservation) Zone; to subdivide the property into eighty-seven (88) lots (52 Mixed Use/Residential/Commercial; eight Private Street Driveways, 10 Park, five Open Space, four River Park/Open Space, three San Diego River, six MTS Trolley); and vacation of on-site public utility easements. The Project includes a Development Agreement (DA) to set forth the terms and conditions for how the property may be developed by developer in order to provide Extraordinary Benefits to the public, and to provide assurance that the property can be developed in accordance with the Development Regulations described in the agreement. The 195-acre Riverwalk project (Project) site is located at 1150 Fashion Valley Road, situated north of Hotel Circle North, south of Friars Road, and west of Fashion Valley Road. Interstate 8 (I-8) is located directly south of the Project site. The site is located in the RM-4-10, CC-3-9, OC-1-1, and OP-1-1 zones, CPIOZ, and within the Mission Valley Community Plan. The site is also located within the Affordable Housing Parking Demand Overlay Zone, the Transit Area Overlay Zone, the Transit Priority Area, the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2) as depicted in the adopted Airport Land Use Compatibility Plans (ALUCPs) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field. Environmental Impact Report No. 581984/ SCH No. 2018041028.

[PC-20-056.](#)

[Riverwalk Specific Plan \(Part 1-Opening\)](#)

[Riverwalk Specific Plan \(Part 2-Chapter 1 & 2\)](#)

[Riverwalk Specific Plan \(Part 3a-Chapter 3\)](#)

[Riverwalk Specific Plan \(Part 3b-Chapter 3\)](#)

[Riverwalk Specific Plan \(Part 4-Chapter 4\)](#)

[Riverwalk Specific Plan \(Part 5-Chapter 5-7\)](#)

[Riverwalk Specific Plan \(Part 6-Appendices\)](#)

PROPOSED ACTION:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.