

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 2, 2016
SAN DIEGO CONCOURSE
SILVER ROOM
202 C STREET, MS57C, SAN DIEGO, CA 92101**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101

ITEM – 1: **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.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of 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."

ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**

- March 17, 2016 – ***Continued from May 26, 2016***
- April 7, 2016
- April 14, 2016

ITEM – 8: ***Expedite***

*** MEADOWOOD II – PROJECT NO. 432080**

City Council District: 1 Plan Area: Pacific Highland Ranch

Staff: Jeffrey A. Peterson

Meadowood II: Planned Development Permit, Site Development Permit, Vesting Tentative Map, and Public Right-of-Way Vacation to allow for the subdivision of a vacant 5.72 acre site into 16 single dwelling unit lots, 1 multi dwelling unit lot, 3 Homeowner Association (HOA) lots, and 1 private driveway lot, and the construction of 16 single dwelling units and two duplexes containing four affordable multi-family residential dwelling units. The project includes a public right-of-way (ROW) vacation of a portion of Carmel Valley Road and Old Survey 57 (Black Mountain Road). The owner/applicant has elected setting aside 20 percent or a total of 4 units as affordable dwelling units, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The property is located at 13855 Rancho Santa Fe Farms Road in the RS-1-14 Zone within the Pacific Highland Ranch Community Plan area, and Council District 1. Findings No. 432080 to Master Environmental Impact Report No. 96-7918/SCH No. 97111077. Report No. PC-16-034

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: *** STREET AUTO DISMANTLING – PROJECT NO. 91725**

City Council District: 8 Plan Area: Otay Mesa

Staff: William Zounes

The project proposes a Site Development Permit, Otay Mesa Development Permit, and Conditional Use Permit for the continued operation of an auto dismantling facility to include auto wrecking and dismantling, sales of new and used vehicle parts and an auto crusher on a 102-acre site located at 1328, 1560, and 1564 Heritage Road. The project is located within the Otay Mesa Community Plan Heavy Industrial designation within the IH-1-1, IL-2-1 and the AR-1-1 zone (northwest portion), Council District 8. Mitigated Negative Declaration No. 91725. Report No. PC-16-013

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** ROWLAND AUTO DISMANTLING – PROJECT NO. 93389**

City Council District: 8 Plan Area: Otay Mesa

Staff: William Zounes

The project proposes the continued and permanent use of an existing outdoor automobile recycling, wrecking and auto dismantling facility to include auto wrecking and dismantling and sales of new and used vehicle parts on a 17.4-acre site is located at 920-985 Heritage Road within the Otay Mesa Development District Industrial Subdistrict within the Otay Mesa Community Plan, Council District 8. Mitigated Negative Declaration No. 93389. Report No. PC-16-014

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATE – CLEANUP ACTION**

City Council District: 4/9 Plan Area: Encanto Neighborhoods

Staff: Lara Gates

The Encanto Neighborhoods Community Plan was unanimously adopted by the City Council on November 16, 2015. The actions included adoption of the Encanto Neighborhoods Community Plan Update and City of San Diego General Plan Amendment; rescission of the Mount Hope Planned District Ordinance and Southeastern San Diego Planned District Ordinance; rezoning to citywide zones contained in the Land Development Code (LDC); and amendments to the LDC. Since the date of adoption, City staff have identified several zoning map discrepancies and one land use map discrepancy that requires City Council action to correct. This action is considered a cleanup to ensure the zoning C-Sheet matches the adopted land use map. Report No. PC -16-047

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 – 12:

DEL MAR 3 – PROJECT NO. 331749

City Council District: 2

Plan Area: Ocean Beach

Staff: Sandra Teasley

The proposed project is a Coastal Development Permit, Planned Development Permit, Site Development Permit and a Tentative Map, to demolish existing structures containing two units and construct a three unit condominium development within two buildings on a 6,800-square-foot lot. The project includes a Planned Development Permit for a deviation to the parking regulations for street frontage. Properties with access to an alley and at least 150 feet of total street frontage are allowed one driveway opening for each 150 feet of frontage. The site has a lot width of 68 feet and a new curb cut would not currently be allowed. The project proposes to widen an existing previously conforming driveway from 10 feet to the current standard of 20 feet. The project also requires a Site Development Permit due the presence of environmentally sensitive lands (Sensitive Coastal Bluff) and a Tentative Map to create the condominium development. The site is located at 4939 - 4941 Del Mar Avenue in the RM-2-4 Zone, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Nearest Public Roadway (Cable Street), Parking Impact Overlay Zone (Coastal and Beach), Airport Influence Area, Airport Approach Overlay Zone and the Residential Tandem Parking Overlay Zone. Exempt from Environmental. Report No. PC-16-040

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: **COMMISSION DISCUSSION**

Planning Commission discussion regarding whether to designate a Commission representative to speak on behalf of the Commission's May 12, 2016, recommendations to the City Council regarding the Downtown San Diego Mobility Plan ("Mobility Plan") and associated amendments to the Downtown Community Plan (DCP).