

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., DECEMBER 3, 2015  
CITY ADMINISTRATION BUILDING  
SAN DIEGO CONCOURSE  
COPPER ROOM  
202 C STREET, SAN DIEGO, CA 92101**

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**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 12<sup>th</sup> 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 Council 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **SHORT TERM VACATION RENTAL HOME SHARING ORDINANCE**  
 City Council District: All Plan Area: Citywide

Staff: Ryan Purdy, Council District 2

The proposed ordinance to regulate Short Term Vacation Rentals creates a new use category and amends existing one. The proposed ordinance creates a separately regulated and new use category for whole home rentals: "Short Term Vacation Rentals. The proposed ordinance includes Home Sharing" (owner-occupied rentals) in the same use category as the current Boarding and Lodging category. The proposed ordinance also proposes limits on visitor frequency, occupancy and eligible housing types in both Home Sharing and Short Term Vacation Rentals. The intent of the proposed ordinance is to minimize the impact of Short Term Vacation Rentals and Home Sharing on quality of life, especially relating to: noise, occupancy, parking, and trash. The proposed ordinance allows for the Short Term Vacation Rental and Home Sharing uses while maintaining the purpose of a the Single Family Residential Zone which is "to promote neighborhood quality, character, and livability" (San Diego Municipal Code 131.0403). Report No. PC-15-109

**TODAY’S ACTION IS:**

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

**COUNCIL DISTRICT 2 RECOMMENDATION:**

Recommend to City Council to approve the ordinance.

ITEM –8: **CLIMATE ACTION PLAN**  
 City Council District: All Plan Area: Citywide

Staff: Seth Litchney

The City of San Diego has prepared a Climate Action Plan (CAP) that identifies measures to meet greenhouse gas emission (GHG) reduction targets for 2020 and 2035. The CAP relies on five strategy areas to focus the City's efforts on achieving these targets including Water & Energy Efficient Buildings, Clean & Renewable Energy, Bicycling, Walking, Transit & Land Use, Zero Waste, and Climate Resiliency.

An EIR was prepared by the City to analyze the impacts of the Climate Action Plan. Report No. PC-15-113

**TODAY'S ACTION IS:**

Recommend to City Council to approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.