

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MARCH 30, 2017 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
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 Commission Secretary 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.*

*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.*

*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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: ***Appeal of Hearing Officer’s decision on January 25, 2017***

**3295 PALM AVENUE CUP – PROJECT NO. 481061**

City Council District: 8                      Plan Area: Otay Mesa-Nestor

Staff: Firouzeh Tirandazi

3295 Palm Avenue CUP; Process Three Conditional Use Permit; Appeal of the January 25, 2017 Hearing Officer decision to approve a Conditional Use Permit for an Alcoholic Beverage Outlet for the sale of beer and wine for off-site consumption, in accordance with a Type 20 Alcohol and Beverage Control (ABC) License, within a new 2,700-square-foot, 7-Eleven convenience store located at 3295 Palm Avenue. The 0.52-acre site is in the CC-2-3 zone within the Otay Mesa-Nestor Community Plan Area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on December 13, 2016. The scope of the subject hearing only includes the project, and not the environmental determination. Report No. PC-17-028

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: **AT&T WESTVIEW – PROJECT NO. 500922**

City Council District: 5                      Plan Area: Torrey Highlands

Staff: Karen Lynch

AT&T Westview - A Neighborhood Use Permit and Planned Development Permit for an existing Wireless Communication Facility (WCF) consisting of six panel antennas and associated components mounted to an existing 80-foot tall athletic field light located on the football field at Westview High School at 13500 Camino Del Sur in the Torrey Highlands Community Plan area. The equipment is located within a 184-square-foot enclosure. The project site is zoned AR-1-1. Exempt from the California Environmental Act (CEQA). Report No. PC-17-022

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **\* LENOX DR. VECTOR HABITAT REMEDIATION – PROJECT NO. 489849**

City Council District: 4                      Plan Area: Encanto

Staff: Peter Kann

Site Development Permit for a vector habitat remediation project by removing existing scour pond, restoring positive water flow, and reducing the likelihood of the formation of scour holes within a streambed near Lenox Drive. The 0.1 acre limit of construction is located within Environmentally Sensitive Lands (sensitive biological resources & wetlands). The subject site is located on City owned land (APN No. 542-333-3900) located north of the 5100 block Lenox Drive and Elwood Avenue within the OC-1-1 Zone, Encanto Community Plan, and Council District 4. Staff conducted a CEQA 15162 consistency evaluation with the previously approved PEIR. The evaluation substantiates the conclusion that supports a determination that no subsequent document is required Report No. PC-17-014

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 10: **BIOLEGEND PUBLIC RIGHT OF WAY VACATION – PROJECT NO.490921**

City Council District: 6                      Plan Area: Mira Mesa

Staff: Francisco Mendoza

Process 5 Public Right-of-Way Vacation and Easement Vacations located at 8928-8958 Terman Court on a 7.388-acre site within the Mira Mesa Community Plan area.

Project would vacate Terman Court and Cul-de-Sac, vacate 10' wide drainage easement, and vacate 24' wide water easement. Terman Court would be converted to a private drive with a private easement dedication. The project site is in the IL-2-1 zone. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-17-027

**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 – 11: **\* SU CASA – PROJECT NO. 420956**

City Council District: 1                      Plan Area: La Jolla

Staff: Morris Dye

Coastal Development Permit/Process 5 Right-of-Way Vacation located at 6738 La Jolla Boulevard and 350 Playa Del Sur on a 0.51-acre site within the La Jolla Community Plan area.

Project would demolish a commercial building (restaurant) and a two-story residential building, and construct three buildings totaling 28,884 square feet, including one, three-story building with six (6), two-bedroom units, one, two-story building with six (6), two-bedroom units, a two-story mixed use building with four (4), one-bedroom units and 3,000 square feet of retail space, and a 18,639 square-foot basement garage with 37 underground parking spaces. The project would also vacate portions of La Jolla Boulevard and Playa Del Sur to allow for provision of a 10-foot curb-to-property-line around the entire perimeter of the project site. A Mitigated Negative Declaration has been prepared as the project could have significant environmental effect: Paleontological Resources. Report No. PC-17-030

**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: **MISSION VALLEY COMMUNITY PLAN UPDATE**

City Council District: 7                      Plan Area: Mission Valley

Staff: Nancy Graham

In June 2015, the City of San Diego began the update process for the Mission Valley Community Plan. Since that time, existing conditions have been evaluated, a visioning process was completed, and community members have contributed ideas on how Mission Valley should evolve over the coming decades. This information has been used to formulate three land use alternatives, which will be evaluated to direct future growth and development in Mission Valley. At this workshop, the three land use alternatives will be presented to the Planning Commission for review and comment prior to the community outreach process to select a preferred alternative. This preferred alternative will be the blueprint for the new Mission Valley Community Plan, which will include policies to help achieve the preferred land use plan and an environmental analysis to examine the impact of the plan. Report No. PC-17-023

**WORKSHOP ITEM ONLY**

**NO ACTION WILL BE TAKEN BY THE COMMISSION**