

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 21, 2016
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

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 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE MINUTES FROM:**

- **October 15, 2015**
- **October 22, 2015**
- **October 29, 2015**

ITEM – 8: ***Expedite***

*** SANTA BARBARA PLACE RESIDENCES – PROJECT NO. 361595**

City Council District: 2

Plan Area: Mission Beach

Staff: Jeffrey A. Peterson

Santa Barbara Place Residences: Coastal Development Permit (CDP) and Vesting Tentative Map (VTM) for the demolition of the existing building and construction of 12 residential condominium units in three buildings, and associated improvements on a 0.34 acre site. The project will utilize renewable technology and shall obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification, in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 825 Santa Barbara Place in the Mission Beach Planned District R-S Zone within the Mission Beach Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 2. Master Environmental Impact Report No. 366139/SCH No. 2014081097. Report No. PC-15-104

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: *Expedite*

*** MISSION BEACH RESIDENCES – PROJECT NO. 366139**

City Council District: 2

Plan Area: Mission Beach

Staff: Jeffrey A. Peterson

Mission Beach Residences: Community Plan Amendment (CPA), Easement Vacation (EV), Vesting Tentative Map (VTM), Coastal Development Permit (CDP), and Site Development Permit (SDP) for the demolition of existing school buildings and construction of 51 residential condominium units in 18 buildings, development of a neighborhood pocket park, vacation of two sewer easements, and associated improvements on a 1.88-acres site. The project will utilize renewable technology and shall obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification Silver Certification (or equivalent), in conformance with the criteria Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 818 Santa Barbara Place in the Mission Beach Planned District R-S Zone within the Mission Beach Community Plan and Local Coastal Program Area, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 2. Master Environmental Impact Report No. 366139/SCH No. 2014081097. Report No. PC-15-105

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 – 10: *Continued from December 17, 2015*

*** 101 DICKINSON – PROJECT NO. 406244**

City Council District: 3

Plan Area: Uptown

Staff: Renee Mezo

A Process 4 Site Development Permit and Tentative Map to demolish existing residences and construct 49 residential condominium units and one commercial condominium unit in a mixed-use building with deviations, located at 101 - 112 Dickinson Ave. The 0.73-acre site is located in the MCCPD-NP-1 Zone and the RS-

1-1 Zone of the Mid-City Communities Planned District in the Uptown Community Plan area and Council District 3. Report No. PC-15-130

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **MERGE PDP AMENDMENT – PROJECT NO. 442226**
 City Council District: 1 Plan Area: Carmel Valley

Staff: Morris E. Dye

Process 4 Amendment to Planned Development Permit No. 1090744 for a deviation to allow the sale of distilled spirits in association with an eating and drinking establishment at 5550 Carmel Mountain Rd. The 4.11 acre site is in the NC zone of the Carmel Valley Planned District within the Carmel Valley Community Plan Area. Report No. PC-16-003

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: *** RANCHO MILAGRO – PROJECT NO. 332547**
 City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: John S. Fisher

The Rancho Milagro project proposes a Vesting Tentative Map and Planned Development Permit to construct ten 2-story single family residences ranging in size from 2,800 to 3,250 square feet, with deviations, on a 2.84-acre parcel and a Neighborhood Development Permit for a storm drain to be maintained by the Subdivder where they are not the owner. The site is located south of Carmel Valley Rd, between Lopelia Meadows Place and Zinnia Hills Place in the RM-1-2, AR-1-1 & RT-1-2 zones within the Pacific Highlands Ranch Community Plan in Council District 1.

Findings to Master EIR has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. Report No. PC16-005

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: PERMIT REQUIRED STORM WATER STANDARDS MANUAL UPDATE

City Council District: All Plan Area: All

Staff: Sumer Hasenin

The San Diego Regional Water Quality Control Board (RWQCB) issues Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permits to municipalities that own and operate a municipal separate storm sewer system (MS4) that discharges into waters of the U.S. within the San Diego region. The RWQCB issued the first Municipal Permit to the City of San Diego and twenty (20) other municipalities (Copermittees) in the region in 1990, and has renewed it four times thereafter. In May of 2013, the RWQCB adopted the most recent Municipal Permit, Order No. R9-2013-0001, as subsequently amended by Order Nos. R9-2015-0001, and R9-2015-0100 (Municipal Permit).

The Municipal Permit requires the City to implement storm water development requirements to address storm water pollution associated with private and public development projects during construction and post construction. The City of San Diego developed its first Storm Water Standards Manual in 2002, and updated it in 2008 and 2012 to comply with new requirements in subsequent Municipal Permits. The Municipal Permit requires the City to update its Storm Water Standards Manual to incorporate additional requirements.

A summary of the changes required by the Municipal Permit include: reducing the size threshold for Priority Development Projects; changing onsite pollutant control requirements that require retention of the design capture volume; eliminating the majority of hydromodification exemptions; specifying predevelopment condition as a baseline; and allowing off-site Alternative Compliance as an optional program in-lieu of onsite compliance. The use of Alternative Compliance as off-site mitigation is contingent upon RWQCB approval of two regional studies that the Copermittees have prepared and submitted to the RWQCB.

The Storm Water Standards Manual, which is a component of the Land Development Manual, has been updated to conform to the Municipal Permit. The Manual provides procedural guidelines, submittal requirements and design tools to assist project proponents in meeting the Municipal Permit requirements, including the use of the Alternative Compliance Program after it is approved by the RWQCB.

The City has prepared a CEQA Mitigated Negative Declaration (MND) for Project (No 435930) for approval of the amendments to the Storm Water Standards manual. The MND identifies potential impacts and details a Mitigation Monitoring Program to mitigate for those potential impacts. City Council certification and adoption of the CEQA MND is required.

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION