

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 28, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

Appeal of the Hearing Officer's decision to approve a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the Leibowitz Residence Project. The project proposes to demolish an existing residence and detached pool house and construct a 9,245 square foot single-family residence with a 157 square foot detached pool house on property located at 8283 La Jolla Shores Drive. The 1.12 acre (48,787-square-foot) project site is within the Single Family (SF) Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Non-Appealable 2 Area), Coastal Height Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area. Mitigated Negative Declaration No. 374521 has been prepared for this project. Report No. PC-16-008

TODAY'S ACTION IS:

Process 4. Deny the appeal and approve or grant the appeal and deny the project.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the project.

ITEM – 9: * **10th UPDATE TO THE LAND DEVELOPMENT CODE**
 City Council District: All Plan Area: Citywide

Staff: Amanda Lee

The 10th Update is part of the code monitoring work program created with the adoption of the Land Development Code. A total of 39 issues are included: the bulk of which are regulatory reform related.

The proposed amendments are intended to “right-size “ decision process levels, and remove or adjust process steps that cause delay or increase project costs unnecessarily. Examples include streamlining for various public notice types, exemption from a Coastal Development Permit for eligible single dwelling units and demolition, modification of the utilization requirement for capital improvement program projects, removal of duplicative steps for non-historic development over 45 years old, and streamlining for various use types including K-12 schools, home occupations, and boarding kennels/pet day care facilities. The amendments also facilitate shared parking and bring the City into compliance with landscape water budget standards per state law, with federal standards for special flood hazard areas, and implement the City’s Climate Action Plans. A CEQA 15162 memo was prepared because the ordinance would not result in new impacts or changed circumstances that would require a new environmental document. Report No. PC-16-001

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council approval of the ordinance.

The project site is an approximately 62,000 SF premises located on the northeast corner of Broadway and Pacific Highway. Pacific & Broadway - Parcel 1 is a 45 story, 490-foot tall mixed-use project comprised of 296 residential dwelling units, approximately 15,130 square feet of commercial space. The project lies within the Core land use district.

Development within the Downtown Community Planning area is covered under the Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115). The Project is within the scope of the development program described in the FEIR, therefore, no further environmental documentation is required under CEQA. Report No. PC-16-006

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend City Council to approve the project.