

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 25, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *** AERO DRIVE SELF STORAGE – PROJECT NO. 417888**
 City Council District: 7 Plan Area: Kearny Mesa

Staff: John S. Fisher

The Aero Drive Self Storage project proposes to demolish the existing improvements and structures and develop a self storage facility at a 1.3 acre site at 9645 Aero Drive in the Kearny Mesa community with one deviation for floor area ratio through a Planned Development Permit. A Mitigated Negative Declaration No. 417888 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.
 Report No. PC-16-017

TODAY’S ACTION IS:
 Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
 Approve the project.

ITEM – 8: *Expedite*

*** JACKIE ROBINSON YMCA – PROJECT NO. 402960**
 City Council District: 4 Plan Area: Southeastern San Diego

Staff: Jeffrey A. Peterson

JACKIE ROBINSON YMCA: Process 4 Conditional Use Permit (CUP) to amend CUP No. 89-0874, Site Development Permit (SDP) for development within the

Southeastern San Diego Planned District (SESD) to amend SESD Development Permit No. 98-0692, a Planned Development Permit (PDP), to allow for the demolition of the existing Jackie Robinson YMCA recreational facility and subsequent construction of a new Jackie Robinson YMCA recreational facility. The 60,550-square-foot facility would be constructed in two phases. The project would also construct various site improvements, including associated hardscape, landscaping, and retaining walls. The project would achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The developed 8.4-acre project site is located at 151 YMCA Way in the MF-2000 Zone of the Southeastern San Diego Planned District (SESDDP) within the Southeastern San Diego Community Planning Area, and the Central Imperial 2 Redevelopment Project Area. In addition, the project site is located in the Airport Influence Area (AIA) Review Areas 1 and 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). Addendum to EIR No. 106715/SCH No. 2005031065/199001027 Report No. PC-15-016

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **T-MOBILE WINTERWOOD PARK – PROJECT NO. 413332**
 City Council District: 6 Plan Area: Mira Mesa

Staff: Simon Tse

T-Mobile Winterwood Park – (Process Four) Conditional Use Permit and a Neighborhood Development Permit applications for a new Wireless Communication Facility (WCF). The WCF consists of eight antennas and eight Remote Radio Units concealed on a 60-foot tall monopine at 7540 Winterwood Lane (Winterwood Lane Park) in the Open Space OP-1-1 zone of the Mira Mesa Community Plan. The project also includes a 208-square-foot equipment enclosure with proposed landscaping for screening. The project was exempt from the California Environmental Quality Act (CEQA). Report No. PC-16-010

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: * **AC HOTEL – PROJECT NO. 2014-35A**
City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

AC Hotel (743 Fifth and 744 Sixth Avenues) – Gaslamp Quarter Development Permit / Planned Development Permit / Neighborhood Development Permit / Neighborhood Use Permit No. 2013-35A – Process Four - Gaslamp Quarter Neighborhood of the Downtown Community Plan Area.

The AC Hotel Amendment ("Project") is a seven-story (approximately 75 feet tall) full-service 147 guest room hotel development with approximately 2,370 square feet of restaurant space and approximately 5,800 square feet of hotel lobby and services on the ground level facing Fifth Avenue and 44 basement-level parking spaces. The Amendment would increase the hotel room count from 119 guest rooms to 147 guest rooms and would also eliminate a nightclub that was proposed in the basement of the building. The Planning Commission previously approved the Project on March 19, 2015.

Development within the Downtown Community Planning area is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned Development Ordinance (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 FEIR is a "Program EIR" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. Consistent with best practices suggested by Section 15168, an FEIR Consistency Evaluation has been completed for the Project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the FEIR, the Project is within the scope of the development program described in the FEIR, and that none of the conditions listed in Section 15162 exist; therefore, no further environmental documentation is required under CEQA. Report No. PC-16-007

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: * **DOWNTOWN SAN DIEGO MOBILITY WORKSHOP**
City Council District: 3 Plan Area: Downtown

Staff: Brad Richter

The Draft Downtown San Diego Mobility Plan (“Mobility Plan”) has been released for public review and is scheduled to be presented to the City Council for adoption in May, 2016. Civic San Diego Staff will be making a presentation on the Mobility Plan to the Planning Commission at this meeting and then will return for a public hearing at the beginning of April, 2016. Report No. PC-16-027

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION