

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 17, 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 – 8: **HOUSING RELATED AMENDMENTS – PROJECT NO. 12003223**

City Council District: All Plan Area: City-Wide

Staff: Dan Normandin

The Housing Related Amendments amend the San Diego Municipal Code and the City's Local Coastal Program. They amend Municipal Code Chapter 12, Article 6, Division 3; and Chapter 13, Article 1, Divisions 2 through 6; Chapter 14, Article 1, Divisions 3 and 4; Chapter 14, Article 2, Division 5; Chapter 15, Article 5, Division 2; Chapter 15, Article 6, Division 3; and Chapter 15, Article 9, Appendix A. The ordinance will apply Citywide.

This amendment is proposed to add Continuing Care Retirement Communities as a new Separately Regulated Use, and adopt regulations that allow Emergency Homeless Shelters as a limited use in the IS-1-1 zone (Small Lot Industrial Zone) in compliance with SB-2 (Cedillo Bill).

An Environmental Impact Report (EIR No. 96-0333) was prepared and certified on November 18, 1997 for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR's were certified. Therefore, no subsequent EIR or other environmental document is needed for the Community Plan Implementation Ordinance, as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 and Program EIR No. 104495. Report No. PC-16-022

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **AMENDMENTS TO AFFORDABLE HOUSING DENSITY BONUS REGULATIONS – PROJECT NO. 12003223**

City Council District: All Plan Area: Citywide

Staff: Dan Normandin

The amendment to the Affordable Housing Density Bonus Regulations amends the San Diego Municipal Code and the City's Local Coastal Program. It amends Municipal Code Chapter 12, Article 6, Division 6; and Chapter 14, Article 3, Division 7; and Chapter 15, Article 1, Division 2. The ordinance will apply Citywide.

This amendment is intended to further incentivize production of affordable housing in the City of San Diego by increasing the density bonus, increasing the number of development incentives, reducing the approval process in Planned District Ordinances, and providing an option for locating affordable housing units off-site. The amendments also include adoption of AB-744 which provides a reduction in parking in exchange for designating at least 35% of the housing units in a development for as low or very low income households.

An Environmental Impact Report (EIR No. 96-0333) was prepared and certified on November 18, 1997 for the original project, the adoption of the Land Development Code; and a Program EIR (No. 104495) was prepared and certified on March 10, 2008 for the General Plan Update. The proposed amendments to the Land Development Code were reviewed by the Environmental Analysis Section for consistency with the above referenced environmental documents and it was determined that, in accordance with Public Resources Code 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR's were certified. Therefore, no subsequent EIR or other environmental document is needed for the Community Plan Implementation Ordinance, as all of the impacts were adequately addressed and disclosed in previously certified EIR No. 96-0333 and Program EIR No. 104495. Report No. PC-16-023

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10:

*** TICONDEROGA HOMES TM – PROJECT NO. 409275**

City Council District: 2

Plan Area: Clairemont Mesa

Staff: Glenn Gargas

Ticonderoga Homes TM - A Tentative Map for the subdivision of a 1.36-acre property into eight, single-family residential lots with a requested waiver of the requirement to underground overhead utilities. The proposed lot sizes range from 5,154 square feet to 10,027 square feet. The Tentative Map would allow for the construction of eight single

family homes. The 1.36 acre project site is located at 3315 Ticonderoga Street, in the RS-1-7 Zone, within the Clairemont Mesa Community Plan area and in the Clairemont Mesa Height Limit. A Mitigated Negative Declaration was prepared for this project, which includes mitigation measures for potential impacts to Cultural Resources (Archaeology), Land Use (Noise) and Noise. Report No. PC-16-025

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.