

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., AUGUST 18, 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 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF THE MINUTES FROM:**

- July 21, 2016
- July 28, 2016

ITEM – 8: ***Continued from June 2, 2016***

*** ROWLAND AUTO DISMANTLING – PROJECT NO. 93389**

City Council District: 8 Plan Area: Otay Mesa

Staff: William Zounes

The project proposes the continued and permanent use of an existing wrecking and dismantling of motor vehicles facility on a 17.4-acre site located at 920-985 Heritage Road. Public improvements for the project include the installation of water and sewer lines to serve the facility, street improvements on Heritage Road including road widening, new curb, gutter, and sidewalk; and the installation of a paved driveway on an existing access easement. Private improvements will include the installation of private sewer systems, paving of private site driveways, installation of private domestic water systems, the removal and replacement of non-compliant trailers and installation of paved parking along with updated private water and sewer hook ups with each new office. The project is located within the Otay Mesa Development District-Industrial (OMDD-I) zone of the Otay Mesa Community Plan, Council District 8. Mitigated Negative Declaration No. 93389. Report No. PC-16-014

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: ***Continued from July 21, 2016; Continued from June 23, 2016***

CVS 5TH & J – PROJECT NO. 2015-71

City Council District: 3 Plan Area: Downtown

Staff: Steve Bossi

Lyons Warren Engineer + Architects (“Applicant”) is requesting approval of Planned Development Permit/Conditional Use Permit (PDP/CUP) No. 2015-71. The CUP is to allow a ground floor use over 10,000 SF in the Gaslamp Quarter and the PDP is for a deviation from the maximum 150 feet of lineal frontage. The proposed use is located in a 10,800 SF lease space on the northwest corner of Fifth Avenue and J Street in the Gaslamp Quarter in the Downtown Community Plan Area. The Project would combine three existing tenant spaces currently occupied by specialty retail uses and replace those with one new CVS Pharmacy drug store use. Report No. PC-16-053

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** SAN YSIDRO COMMUNITY PLAN & LOCAL COASTAL PROGRAM LAND USE PLAN AND SAN YSIDRO HISTORIC VILLAGE SPECIFIC PLAN – PROJECT NO. 310690**

City Council District: 8 Plan Area: San Ysidro

Staff: Sara Osborn

The San Ysidro Community Plan update includes an update to the San Ysidro Community Plan, the San Ysidro Historic Village Specific Plan, and associated rezones from the San Ysidro Plan District to citywide zones. The SYCP provides a comprehensive policy framework for growth and development over the next 20 to 30 years. Consistent with policy direction in the General Plan, the updated community plan has new land use designation and identifies villages along transit corridors. The San Ysidro Historic Village Specific Plan implements the vision in the Community Plan by providing additional guidance on neighborhood village mixed-use concepts, circulation improvements, and public space expansion. A Program Environmental Impact Report (PEIR) (SCH # 2015111012) was prepared and circulated for public review. A Final PEIR along with the responses to comments has been completed and will be provided for review and consideration. Report No. PC-16-067

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:

*** LAKE ATLIN – PROJECT NO. 435025**

City Council District: 7 Plan Area: Navajo

Staff: John S. Fisher

The Lake Atlin project proposes a Planned Development Permit and Tentative Map to demolish all existing structures, subdivide the existing parcel into fifty-three lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations. The project requires the approval of a Planned Development Permit to allow deviations from the regulations and a Tentative Map to subdivide the property. The 8.7-acre site is located at 6365 Lake Atlin Avenue in the RS-1-7 zone between Lake Atlin Avenue, Lake Arrowhead Drive, Lake Angela Drive and Lake Ashmere Drive in the Navajo Community Plan area. A Mitigated Negative Declaration No. 435025 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 which will reduce, to a level of insignificance, all potential impacts identified in the environmental review process. Repor No. PC-16-075

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.