

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 8, 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 Commission Secretary 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *** SPECTRUM III AND IV – PROJECT NO. 4422478**

City Council District: 1 Plan Area: University

Staff: Jeffrey A. Peterson

Process Five Coastal Development Permit and Site Development Permit to amend Coastal Development Permit /Hillside Review Permit No. 967939, and a Tentative Map and Easement Vacation for the demolition of two existing buildings and to vacate four easements located at 3115 Merryfield Row and 3215 Merryfield Row, for the construction of a 57,372 square foot research and development building with 148 subterranean parking spaces located at 3115 Merryfield Row (Spectrum III), and a 145,828 square foot research and development building with 290 subterranean parking spaces located at 3215 Merryfield Row (Spectrum IV). As a component of the project, the proposed new research and development building would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification. The project is also requesting a Multi-Habitat Planning Area (MHPA) Boundary Line Correction to correct the MHPA boundary where legal grading and construction of surface parking occurred prior to the implementation of the City's Multiple Species Conservation Plan (MSCP). The project site is located at 3115-3215 Merryfield Row, east of North Torrey Pines Road, in the IP-1-1 Zone within the University Community Plan Area, Prime Industrial Lands, Community Plan Implementation Overlay Zone-B (CPIOZ-B), Coastal Height Limitation Overlay Zone, the First Public Roadway Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 1 and Appealable Area). In addition, the property is located within the City's Parking Impact Overlay Zone (Coastal and Campus Impact Areas), Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1) and the Accident Potential Zone for Marine Corps Air Station (MCAS) Miramar, and Council District 1. Mitigated Negative Declaration (MND) No. 422478/SCH No. 2016061047. Report No. PC-16-076

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 – 8:

*** HERITAGE BLUFFS II - PROJECT NO. 319435**

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: John S. Fisher

The Heritage Bluffs II project includes a Rezone from the AR-1-1 Zone to the RX-1-1 (Residential--Small Lot) & RS-1-14 (Residential--Single Unit) Zones, Easement Vacation, Vesting Tentative Map, Planned Development Permit, Site Development Permit and MHPA Boundary Line Adjustment for development of 171 single family residential units on a 169.85 acre site, south of Bernardo Center Drive/Carmel Valley Road and west of Interstate 15, within the Black Mountain Ranch community in Council District 5. In addition, the developer would transfer thirty-five affordable dwelling units from the site to be constructed on Lot 9 of Map No. 15919 in the Black Mountain Ranch North Village and fourteen market rate dwelling units to Lots 12, 13, 18 and 19 of Map 15919 in the Black Mountain Ranch North Village. The project requires an Environmental Impact Report. Report No. PC-16-081

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 – 9:

AMENDMENTS TO THE RESIDENTIAL-MULTIPLE DWELLING UNIT (RM) BASE ZONE HEIGHT LIMIT FOR PROPERTIES WITHIN THE PENINSULA COMMUNITY PLANNING AREA IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE

City Council District: 2

Plan Area: Peninsula

Staff: Raynard Abalos

This is a request for a recommendation to the City Council regarding amendments to LDC Chapter 13, Article 1 and the local coastal program to reduce the maximum zoning height in RM base zones to 30 feet for property located within the Coastal Height Limit Overlay Zone for the Peninsula Community Plan Area. Maximum zoning height, which is the limit on structure height set by the City Council for base zones throughout the City, is often confused with the 30 foot coastal height limit approved by voters as “Prop D” (effective December 7, 1972). The issue is that the maximum 30 foot building height in the Coastal Height Limit Overlay Zone requires calculation of structure height from finished grade, which allows the existing grade to be raised before the calculation of a

building's height is measured for the coastal height limit. While Prop D allows for an applicant to raise the grade and then measure the structure height, the City does not allow for grade to be manipulated to achieve greater zoning height. By reducing the zoning height limit for properties that are in the RM-2, RM-3, RM-4, and RM-5 zones within the Peninsula Community Plan Area and in the Coastal Height Limit Overlay Zone, the City can bring the base zone height limit in line with the public expectation that new development will not exceed 30 feet in these areas. The proposed amendments would not require a new environmental document. The previous EIR (LDC EIR 96-0333) adequately cover the proposed amendments to the LDC and local coastal program. Report No. PC-16-080

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.