

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 22, 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."

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the community plan and associated documents.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the community plan and associated documents.

ITEM – 9:

*** GOLDEN HILL COMMUNITY PLAN UPDATE**

City Council District: 3

Plan Area: Greater Golden Hill

Staff: Bernard Turgeon and Tait Galloway

The Golden Hill Community Plan update includes an update to the 1988 Golden Hill Community Plan and associated rezones from the Golden Hill Planned District to citywide zones. The draft Golden Hill Community Plan 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 draft community plan has new land use designations, identifies villages along transit corridors and contains policies to provide a multi-modal transportation system fostering walkable and transit-oriented neighborhoods. The draft community plan proposes a mix of uses and residential densities to support transit-oriented development and urban design policies that address design compatibility between new and existing buildings. A Program Environmental Impact Report (PEIR) (SCH # 2013121076) 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-16-074

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the community plan and associated documents.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the community plan and associated documents.

ITEM – 10:

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.