

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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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

- September 22, 2016

ITEM – 8: ***Expedite***

*** SAN DIEGO MISSION – PROJECT NO. 432756**

City Council District: 7 Plan Area: Mission Valley

Staff: Jeffrey A. Peterson

San Diego Mission: Site Development Permit and Tentative Map for the demolition of two existing commercial buildings and the construction of 58 residential condominium townhomes. The applicant has elected to provide at least 10% of the total units (six units) as affordable housing units for households earning at or below 100% of area median income in compliance with the Inclusionary Affordable Housing Regulations, and in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project is located at 10222 and 10306 San Diego Mission Road in the MVR-2 Zone of the Mission Valley Planned District Ordinance and the Development Intensity District M (DID M), the Mission Valley Community Plan, Airport Influence Area (Review Area 2), Airport Land Use Compatibility Plan (ALUCP) Overlay Zone for Montgomery Field, the Federal Aviation Administration Part 77 Noticing Area for Montgomery Field, and Council District 7. Mitigated Negative Declaration No. 432756. Report No PC-16-084

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: ***Expedite***

BRIGHTON AVENUE RESIDENCE CDP – PROJECT NO. 438785

City Council District: 2 Plan Area: Ocean Beach

Staff: William Zounes

The project proposes a Coastal Development Permit/Site Development Permit to demolish two existing dwelling units and construct two single dwelling units totaling 2,290 square feet each. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.12-acre site is located within the Coastal Overlay Zone (Appealable) at 5109 and 5111 Brighton Avenue in the RM-2-4 zone(s) within Coastal Height Limitation Overlay Zone, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, Ocean Beach Cottage Emerging District, and Ocean Beach Precise Plan and Local Coastal Program of the Ocean Beach Community Plan area within Council District 2. Report No. PC-16-090

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: ***Continued from October 13, 2016***

DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION

The Permanent Rules of the Planning Commission were adopted by the Planning Commission on January 29, 2015, and are intended to inform and assist the Planning Commission in procedural matters and to improve the management and efficiency of the meetings. The Planning Commission will discuss and evaluate whether any updates or modifications to the Rules are warranted.

TODAY'S ACTION IS:

Discussion of potential modifications to the Permanent Rules of the Planning Commission

DEPARTMENT RECOMMENDATION:

Direct Staff to research the suggested changes and work with the City Attorney's Office as appropriate to come back with an analysis and draft language for future discussion and adoption.

ITEM – 11: *** PARK & MARKET – PROJECT NO. 2016-15**

City Council District: 3 Plan Area: Downtown

Staff: Christian Svensk

Holland Partner Group is requesting approval of the Park & Market development project which consists of Centre City Development Permit/Site Development Permit/Neighborhood Development Permit (CCDP/SDP/NDP) No. 2016-15 and Map Waiver No. 1773926 for the construction of a 34-story (approximately 360-foot tall) mixed-use development located on an approximately 54,600 square-foot (SF) site on the block bounded by Park Boulevard, Eleventh Avenue, Market and G streets in the East Village neighborhood of the Downtown Community Plan area. The Project is comprised of approximately 426 residential dwelling units (DU), 52,096 SF of office space, 22,641 of retail space and 560 automobile parking spaces. Twenty percent of the project's total DU will be restricted for very low-income tenants. The SDP is required for the relocation of the historic Remmen Building. The NDP is required for the encroachment of the Remmen Building into the Public Right of Way. The Map Waiver is requested for the subdivision of the full-block parcel into six separate parcels.

Project is within the scope of Previously Certified Final Environmental Impact Reports and No Additional Environmental Document is Required under the California Environmental Quality Act. Report No. PC-16-088

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **9775 TOWNE CENTRE CPA INITIATION – PROJECT NO. 509150**

City Council District: 1 Plan Area: University

Staff: Daniel Monroe

The property is located at 9775 Towne Centre Drive within the University Community Planning Area. This is a request to initiate an amendment to the University Community Plan to increase the allowable development intensity for Subarea 12 - Eastgate Technology Park. This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Report No. PC-16-094

TODAY'S ACTION IS:

Approve or deny the CPA initiation.

DEPARTMENT RECOMMENDATION:

Approve the CPA initiation.