

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 23, 2017
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.*

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.

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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**

- February 2, 2017

ITEM – 8: ***Expedite***

PACIFIC HIGHLANDS RANCH UNIT 8 AND 9 – PROJECT NO. 500058

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: William Zounes

The project proposes an amendment to Planned Development Permit (PDP) No. 7250 and Site Development Permit(SDP) No. 7251 for a Rezone, Vesting Tentative Map, SDP, and PDP for the construction of 515 single-family dwelling units (451 previously approved and 64 additional units). The project includes 13 affordable dwelling units to be constructed off-site within Del Mar Highlands Estates, Planned Residential Development/Resource Protection Ordinance No. 94-0576 which is within the Pacific Highlands Ranch Subarea Plan (Project No. 500066, currently in process and Item No. 8 of the Planning Commission agenda for February 23, 2017) and is approximately 3.0 miles west of the site. The approximately 254 acre site will include residential lots ranging from 5,000 square feet to 10,000 square feet, six pocket parks, a recreation center, and hiking trails. The project will increase the number of single family dwelling units by 64 from the originally approved PDP No. 7250/SDP No. 7251 (Pacific Highlands Ranch Units 5-11) . The site is located at 13679 Pacific Highlands Ranch Parkway or at the north end of Pacific Highlands Ranch Parkway in the RS-1-11, RS-1-13, and OC-1-1 zone within the Pacific Highlands Ranch Subarea Plan, Council District 1. The project was reviewed under Master Environmental Impact Report (MEIR) No. 96-7918/SCH No. 97111077 certified by the City of San Diego City Council on July 28, 1998 by Resolution No. 290520. The City determined that the project and associated actions is in conformance with the previously certified environmental document. Report No. PC-17-016.

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: ***Expedite***

*** DEL MAR HIGHLANDS ESTATES – PROJECT NO. 500066**

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: William Zounes

The project proposes an amendment to Planned Residential Development /Resource Protection Ordinance Permit No. 94-0576 for the development of 13 affordable multi-family dwelling units within Lot 149. The units are being allocated from Pacific Highlands Ranch Units 8 and 9, Project No. 500058, currently in process and Item No. 8 of the Planning Commission agenda for February 23, 2017 which proposes an increase of 64 market rate single-family dwelling unit from previously approved Planned Development Permit No. 7250/Site Development Permit No. 7251 requiring 20 percent of the market rate homes be affordable. The 1.8-acre site is located at 14103 Old El Camino Real in the AR-1-1 zone within the Pacific Highlands Ranch Subarea Planning area. Council District 1. Addendum to EIR No. 94-0576. Report No. PC-17-015

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** 1122 4TH AVENUE – CALIFORNIA THEATRE – PROJECT NO. 2014-76**

City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

The applicant proposes the demolition of the existing California Theatre building and construction of a mixed-use development comprised of a 40-story tower (approximately 422 feet tall) and podium located on an approximately 25,000 square-foot site on the north side of C Street between Third and Fourth avenues in the Civic/Core neighborhood of the Downtown Community Plan area. The Project is comprised of 282 dwelling units, approximately 11,000 SF of retail space, and 325 automobile parking spaces.

The project includes a Supplemental Environmental Impact Report to the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area. Report No. PC-17-013

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: * **320 WEST CEDAR – PROJECT NO. 2016-39**

City Council District: 3 Plan Area: Downtown

Staff: Christian Svensk

JMan at the Lofts, LLC (“Applicant”) is requesting approval of "320 West Cedar" for Design Review and Centre City Development Permit/Centre City Planned Development Permit/Site Development Permit (CCDP/PDP/SDP) No. 2016-39 for the construction of a project consisting of an 8-story, 93-foot tall residential building comprised of 43 dwelling units (DU) with 11 underground parking spaces. Five of the units (11%) will be restricted for tenants with very-low income levels defined as income at or below 50 percent area median income (AMI). The 5,000 square-foot Project site is located on the northwest corner of West Cedar Street and Union Street in the Little Italy neighborhood of the Downtown Community Plan area. This Project will require consideration of a Centre City Development Permit (CCDP); a Centre City Planned Development Permit (CCPDP); and a Site Development Permit (SDP). The CCPDP is required for the following two deviations: (1) minimum street wall height; and (2) parking standards. A SDP is required for the proposed demolition of the existing historic Oscar Millard building on site (Historic Resources Board (HRB) Designation Number 282).

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-17-017

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: * **CENTRAL VILLAGE SPECIFIC PLAN – PROJECT NO. 408329**

City Council District: 8 Plan Area: Otay Mesa

Staff: Tait Galloway

The Central Village Specific Plan in the Central District of the Otay Mesa Community Plan area encompasses approximately 229.2 acres. The Central Village Specific Plan is a multi-layered plan guiding development of a mixed use village by providing site-specific land use policies, regulations and design guidelines. Uses allowed in the Specific Plan would include open space, parks, school/recreation, mixed-use commercial and residential, and multi-family residential. All development within the Specific Plan would require a

subsequent Neighborhood Development Permit and, if necessary, Subdivision map prior to any construction. The Specific Plan requires two ordinances, one to rezone the properties within the Specific Plan area and the second to adopt the Specific Plan. The action also includes an amendment the Otay Mesa Community Plan. Addendum No. 408329 to Environmental Impact Report SCH. 2004651076 has been prepared for the project in accordance with the California Environmental Quality Act guidelines. Report No. PC-17-018

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.