

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
THURSDAY, MARCH 16, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 "C" STREET, 12TH FLOOR
SAN DIEGO, CA 92101**

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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: ***Continued from February 23, 2017***

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

City Council District: 3 Plan Area: Downtown

Staff: Aaron Hollister

Proposals for (1) Amendments to the Downtown Community Plan and Centre City Planned District Ordinance to remove the Project site from the Employment Overlay; (2) Centre City Development Permit / Site Development Permit / Centre City Planned Development Permit / Neighborhood Use Permit (Amendment/CCDP/SDP/PDP/NUP) No. 2014-76 to allow 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 is requesting deviations to the following development standards: maximum tower dimensions, maximum streetwall height, and maximum streetwall setback. A NUP is required for a Comprehensive Sign Program and outdoor seating at the ground floor associated with an eating and drinking establishment.

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 – 8: *** BALLPARK VILLAGE TM- PROJECT NO. 535409**

City Council District: 3 Plan Area: Downtown

Staff: Renee Mezo

A Tentative Map for the creation of 720 residential condominium units and six commercial condominium units within 678,779 square-feet of mixed use buildings located at 100-101 Park Place and 189-201 Park Boulevard. This project was previously approved for 713 units, with the only change to unit count to 720. Originally entitled via Civic Permit No. 2013-21 for 720 units. The 3.99-acre site is in the BP zone of the Centre City Planned District within the Downtown Community Plan Area. Council District 3. Report No. PC-17-021

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.