

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 11, 2017 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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**NOTE:** This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or <mailto:planningcommission@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

**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: CONSENT AGENDA.****ITEM – 4: APPROVAL OF THE AGENDA.****ITEM – 5: DIRECTOR'S REPORT.****ITEM – 6: COMMISSION COMMENT.****ITEM – 7: APPROVAL OF THE MINUTES FROM:**

- March 16, 2017
- March 23, 2017

**ITEM – 8: \* STRAUSS 5<sup>TH</sup> AVE APTS SDP – PROJECT NO. 451832**

City Council District: 3                      Plan Area: Uptown

Staff: Paul Godwin

Strauss 5<sup>th</sup> Ave Apts SDP, Site Development Permit to allow the demolition of two buildings and surface parking lots for the construction of a seven-story, 232,450-square-foot, 141-unit, multi-family residential structure with underground parking on a 1.08-acre site. The project includes an Affordable Housing Density Bonus Agreement and associated development incentive in the form of a height deviation. The project also includes a deviation to the loading zone requirements and would supply parking to and transfer density from an existing commercial structure at 3500 5<sup>th</sup> Avenue. The project site is located at 3534 5<sup>th</sup> Avenue, in the CV-1 Zone of the Mid-City Communities Planned

District Ordinance, in Uptown Community Plan area, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Very High Fire Hazard Severity Zone, Airport Influence Area (Review Area 2) and the Federal Aviation Administration (FAA) Part 77 Notification Area. Report No. PC-17-035

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 9: **NOTE: *Staff will be requesting a continuance for this item.***

**\* LEGACY INTERNATIONAL CENTER – PROJECT NO. 332401**

City Council District: 7                      Plan Area: Mission Valley

Staff: Morris E. Dye

The Legacy International Center project is requesting a General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map with Easement Vacations, Planned Development Permit, Site Development Permit, and Conditional Use Permit for redevelopment of the existing Mission Valley Resort site into a destination for religious tourism with a mix of retail, lodging, entertainment, recreational, and office uses within the Mission Valley Planned District within the Mission Valley Community Plan area. Project site is located at 875 Hotel Circle S., in Council District 7, and is 18.13 acres. An Environmental Impact Report has been prepared for the project. Report No. PC-17-038

**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 – 10: **DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION**

Discussion related to the Permanent Rules of the Planning Commission following adoption of Rule modifications on April 27, 2017. Rules are intended to inform and assist the Planning Commission in procedural matters and to improve the management and efficiency of the meetings.

**INFORMATION ITEM ONLY**

**NO ACTION WILL BE TAKEN BY THE COMMISSION**

**(Revised 5/4/17)**