

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, MAY 25, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

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.

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 - 3A: **PHASE II CARROLL CANYON PROJECT - COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 541541**

City Council District: 6 Plan Area: Mira Mesa

Staff: Lisa Lind

The property is located at 9255 Camino Santa Fe within the Mira Mesa Community Planning Area. This is a request to initiate an amendment to the Carroll Canyon Master Plan to modify the land use mix for the remaining undeveloped portions of the site. The amendment request would allow for an increase in park acreage and residential land uses and a decrease in light industrial land uses. In addition, the amendment would involve a reconfiguration of the site to concentrate higher density development in the mixed-use district near the proposed transit center. Report No. PC-17-037

TODAY’S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM - 3B: **SEAWORLD 2018 ATTRACTION – PROJECT NO. 520681**

City Council District: 2 Plan Area: Mission Bay Park

Staff: Martha Blake

A recommendation to the City Council that the proposed project to remove an existing shade structure and construct a new roller coaster ride, site improvements and ancillary buildings including: aquarium building, retail structure, maintenance building, shade structures, food service areas and new walkways, is consistent with the SeaWorld Master Plan. The project is located on a portion of the 88.6-acre SeaWorld site located at 500 Sea World Drive. The project relies on a prior Environmental Impact Report No. 99-0618 (SCH 1984030708). Report No. PC-17-046

TODAY'S ACTION IS:

Recommend to City Council.

DEPARTMENT RECOMMENDATION:

Recommend to City Council that the project is consistent with the SeaWorld Master Plan.

ITEM – 3C: LATERRA AT PHR – PROJECT NO. 388894

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Laterra at Pacific Highlands Ranch: An Amended Vesting Tentative Map and Planned Development Permit for the construction and subdivision of 69 condominium dwellings (previously 75 approved) within 12 Buildings. The proposed includes 58 market-rate dwellings and 11 affordable-rate dwellings. Sixteen units request tandem parking garages through a Neighborhood Development Permit. The 3.49-acre site is located north of Pacific Place and Village Center Loop Road in the CC-1-3 zone of the Pacific Highlands Ranch Community Plan Area. Council District 1. Affirm Findings No. 388894. Report No. PC-17-047.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 4: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR'S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: ***Expedite***
*** CAMPUS POINT MASTER PLAN – PROJECT NO. 336364**

City Council District: 1 Plan Area: University

Staff: Jeffrey A. Peterson

Campus Point Master Plan: Process Five Community Plan Amendment to the University Community Plan, Site Development Permit and Neighborhood Development Permit to allow for the intensification of an existing 731,725-square-foot scientific research and development facility by 328,383 square feet. This would allow for a 1,060,108-square-foot science and business park campus, with a comprehensive site design and landscaping. The project would include the construction of a 12- and six-story, split-level, multi-tenant building, and a two-story building housing a micro-brewery with accessory dining space and shared tenant amenity spaces. In addition, a nine-level (including three subterranean levels) parking structure with 1,500 parking stalls would be constructed on the 58.19-acres project site. The site is located at 10290 to 10300 Campus Point Drive, at the northern terminus of Campus Point Drive and north of Genesee Avenue. The site is within the Central Subarea of the University Community Plan area, and is within the IP-1-1 (Industrial Park), RS-1-7 (Residential Single-Family), and RS-1-14 (Residential Single-Family) zones. In addition, the property is located within the City's Parking Impact Overlay Zone (Coastal and Campus Impact Areas), the Multiple Habitat Planning Area (MHPA), and is within the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), the Federal Aviation Administration Part 77 Noticing area, and the Accident Potential Zone-II for Marine Corps Air Station (MCAS) Miramar. Supplemental Environmental Impact Report (SEIR) No. Project No. 336364/SCH No. 2014091073, SEIR to EIR No. 91-0360/SCH No. 92121002. Report No. PC-17-040

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:

ORDINANCE AMENDING THE MUNICIPAL CODE & LOCAL COASTAL PROGRAM TO MODIFY COMPANION UNIT REGULATIONS – PROJECT NO. 210003876

City Council District: All Plan Area: City-wide

Staff: Edith Gutierrez

To encourage development of Accessory Dwelling Units (ADUs), Governor Jerry Brown, Jr. signed into law three bills (SB 1069, AB 2299 and AB 2406) that went into effect on January 1, 2017. These bills provide homeowner's the opportunity to construct ADUs on their residential property with reduced requirements to parking, zoning setbacks, fire sprinklers, public utilities and fees. AB 2406, referred to as "Junior Accessory Dwelling Units," is an optional bill that local governments have the option of adopting as an ordinance.

Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282 (h), which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. Report No. The provisions in the ordinance pertaining to junior units (implementing the provisions of Government Code Section 65852.22) are consistent with the original Land Development Code Environmental Impact Report (EIR) No. 96-0333/SCH No. 96081056, certified by City Council on November 18, 1997, Resolution No. 98-288. Report No. PC-17-043

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend City Council approval of the proposed amendments modifying the Companion Unit regulations, including adding a Junior Unit category and regulations.