

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 31, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

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.

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."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**CONSENT AGENDA**

ITEM-1: ***Expedite***

THE BOULEVARD - PROJECT NO. 523426

City Council District: 2

Plan Area: Pacific Beach

Staff: William Zounes

Site Development Permit/Coastal Development Permit/Planned Development Permit for the demolition of a previously operating restaurant and the construction of a mixed use development to include 4,544 square feet of retail space on the first floor; 12, three-bedroom residential units and four, four-bedrooms residential units for a total of 16 residential units located on the second and third floors, and 14,590 square feet of enclosed parking for commercial and residential uses located on the ground floor. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent or the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Deviations to the site include reducing the ground floor height of 15 feet to nine feet; proposed commercial parking to be accessed via the relocation from a single curb cut off of Reed Street where access is required to be taken from the adjacent alley, and an increase to the density above the allowed density per the CV-1-2 zone but within the Land Use Plan density requirement. The project is located on a 0.52 acre site at 4253 Mission Blvd in the CV-1-2 zone in the Pacific Beach Community Plan, Coastal (appealable), Coastal Height Limitation, Parking Impact, Residential Tandem, and Transit Area Overlay Zones. Council District 2. Exempt from CEQA. Report No. PC-17-067.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: ***Expedite*****SHASTA STREET HOMES - PROJECT NO. 519558**

City Council District: 2

Plan Area: Pacific Beach

Staff: William Zounes

Coastal Development Permit/Site Development Permit for the demolition of an existing dwelling unit and construction of two new single family dwelling units on separate lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent or the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Deviations to the project include reduction to front yard and rear yard setbacks; the allocation of Floor Area Ratio (FAR) where Lot B will contain a FAR of 0.88 and Lot A 0.66; a deviation from the angled building envelope plan along the side yard; and a deviation to the Street Façade Habitable Area. The project is located at 4003 Shasta Street in the Pacific Beach Community Plan area, RM-1-1 zone, Coastal Overlay (Non-Appealable), Coastal Height Limit, Parking Impact, Residential Tandem Overlays, and Council District 2. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-17-068.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: **THE VILLAGE REZONE - PROJECT NO. 522479**

City Council District: 7

Plan Area: Tierrasanta

Staff: Morris Dye

A Rezone and Conditional Use Permit to rezone an 18,000-square-foot portion of the Village at Mission Valley from RM-2-5 to CN-1-1 and to allow off-sale alcoholic beverage sales for a Type 21 ABC License (off-site consumption) site within an existing accessory market located at 6555 Ambrosia Drive. The overall 11.7-acre site is currently in the RM-2-5 zone of the Tierrasanta Community Plan area. Report No. PC-17-072.

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.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT**COMMISSION COMMENT****APPROVAL OF THE MINUTES**

- June 8, 2017
- June 15, 2017
- June 29, 2017

DISCUSSION ITEMSITEM-4: ***Appeal of Hearing Officer's decision on June 28, 2017*****SDMM CUP- PROJECT NO. 523179**

City Council District: 7 Plan Area: Mission Valley

Staff: Firouzeh Tirandazi

SDMM CUP, Process Three Conditional Use Permit; Appeal of the June 28, 2017 Hearing Officer decision to approve a Conditional Use Permit to allow the operation of a Marijuana Outlet within a 5,074-square-foot tenant space located on the second floor of an existing 71,130-square-foot, two-story building. The project site is located at 1233 Camino Del Rio South in the MV-CO-CV Zone of the Mission Valley Planned District within the Mission Valley Community Plan area. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 21, 2017 and the opportunity to appeal that determination ended May 5, 2017. Report No. PC-17-070

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-5: ***Appeal of Hearing Officer's decision on June 28, 2017*****EMERSON MAP WAIVER - PROJECT NO. 503585**

City Council District: 2 Plan Area: Peninsula

Staff: Derrick Johnson

Map Waiver for the creation of four residential condominium units (previously under construction) at 3144-3148 Emerson Street and 1355-1359 Evergreen Street at a 0.11-acre site in the RM-3-7 zone within the Peninsula Community Plan Area. Report No. PC-17-073

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-6: **T-MOBILE EIDER STREET - PROJECT NO. 413097**

City Council District: 4 Plan Area: Encanto

Staff: Karen Lynch

T-Mobile Eider Street. Conditional Use Permit and Site Development Permit Process 4 for a new Wireless Communication Facility consisting of a 30-foot tall faux eucalyptus tree supporting 8 panel antennas. Associated equipment is proposed in a 192 sq. ft. enclosure. The project is located on a vacant lot addressed as 6365 Eider Street in the RS-1-3 zone. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-17-063.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-7: *** ARROYO SORRENTO ESTATES - PROJECT NO. 366147**

City Council District: 1 Plan Area: Carmel Valley

Staff: Glenn Gargas

Arroyo Sorrento Estates - Site Development Permit (due to the site containing Environmentally Sensitive Lands), Tentative Map and Planned Development Permit for the subdivision of 3.02-acre property into three parcels and subsequent construction of two single-dwelling units. Parcel 1 would be 1.005-acres and allow for the development of a single-dwelling unit. Parcel 2 would be 1.01-acres and retain the existing two-story single-dwelling unit and detached garage with a habitable accessory structure that would remain. Parcel 3 would be 1.005-acres and allow for the development of a single-dwelling unit. A deviation is requested to reduce the minimum required street frontage of 100 feet to a proposed zero feet for Parcels 2 and 3. The project also is requesting a waiver from the requirement to underground overhead public utilities. The project site is located at 3859 Arroyo Sorrento Road in the AR-1-2 Zone within the Carmel Valley Community Plan area. A Mitigated Negative Declaration was prepared for this project, which includes mitigation

measures for potential impacts to Biological Resources, Historical Resources (Archeology) and Paleontological Resources. Report No. PC-17-071

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ADJOURNMENT