

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 14, 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: **FRONT ST. MULTI-FAMILY - TM - PROJECT NO. 521964**

City Council District: 3 Plan Area: Uptown

Staff: Derrick Johnson

Front St. Multi -Family - TM: Tentative Map for the conversion of a Designated Historical Resource (HRB Site #1060) with one unit; a three-story, three unit building (Building A) over parking garage; and a three-story, four unit building (Building B) over parking garage, for a total of eight residential condominiums (Seven of the eight units are currently under construction), totaling 10,002 square feet, the site is located at 2124-2138 Front Street. The 0.181 acre site is in the RM 3-7 Zone, within the Uptown Community Plan Area. Report No. PC-17-076

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: **CORALLINA AT PHR - PROJECT NO. 335613**

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Corallina at PHR

Process 5 Rezone, Public Right of Way Vacation, Easement Vacation, Site Development Permit, Planned Development Permit, Neighborhood Use Permit & Vesting Tentative Map.

The Corallina project proposes to subdivide and construct 63 condominium townhomes, 46 condominium residences over 20,000 square feet of retail space with underground parking and 21 affordable apartments over 10,000 square feet of retail space. The project is located at 6155 Carmel Valley Road in the AR-1-1 Zone in the Pacific Highlands Ranch Community Plan / CD1.

The project proposes to Rezone AR-1-1/RT-1-2 to CC-1-3 Zone and Urban Village Overlay Zone. Findings No. 335613 to MEIR No. 96-7918. Report No. PC-17-078

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

DISCUSSION ITEMS

ITEM-3: 6650 MONTEZUMA ROAD – COLLEGE AREA COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 561360

City Council District: 9

Plan Area: College

Staff: Michael Prinz

6650 Montezuma Road – College Area Community Plan Amendment Initiation. The project site is located at 6650 Montezuma Road. The applicant is requesting initiation of an amendment to the College Area Community Plan to change the land use designation of the site from Low-Medium Density Residential and General Commercial to General Commercial. Report No. PC-17-074

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-4: * MARBURN CORP TM – PROJECT NO. 435483

City Council District: 7

Plan Area: Navajo

Staff: Firouzeh Tirandazi

Marburn Corp TM

Process 5 Easement Vacation, Tentative Map, Site Development Permit, and Planned Development Permit. The project proposes the subdivision of a vacant parcel containing Environmentally Sensitive Lands into 24 residential lots and five homeowners association lots, and the construction of 24 single dwelling units with a private drive accessing internal lots, landscaping, and other site improvements, with deviations. The 5.99-acre site is located at 5551 1/3 College Avenue, north of Interstate 8 and east of College Avenue, in the RS-1-7 zone within the Navajo Community Plan area. Mitigated Negative Declaration No. 435483/SCH No. 2017051071 has been prepared for the project. Report No. PC-17-066

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-5: **HOUSING SD - INFORMATIONAL ITEM**

City Council District: Citywide

Plan Area: Citywide

Staff: Jeff Murphy

Informational Item requested by Chairman Haase regarding the Mayor's Housing Initiatives. Jeff Murphy, Director of the Planning Department to present the item.

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION