

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 21, 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: **SEABREEZE SENIOR LIVING COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 559300**

City Council District: 1 Plan Area: Carmel Valley

Staff: Naomi Siodmok

SRM Development, LLC is requesting an amendment to the Carmel Valley Community Plan and North City West Carmel Del Mar Neighborhoods 4, 5, and 6 Precise Plan to allow for a Senior Living Facility. The existing land use designation is equestrian center. The property is approximately 8 acres in size and is located at 5720 Old Carmel Valley Road, San Diego, CA 92130 in Carmel Valley. This initiation will start the process of the Community Plan Amendment to analyze the re-designation of the site. If initiated, the proposed plan amendment and future discretionary actions would be subject to environmental review. Report No. PC-17-080

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-2: **SUNROAD OTAY 50 COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 538140**

City Council District: 8 Plan Area: Otay Mesa

Staff: Michael Prinz

Otay Mesa Community Plan Amendment Initiation for Sunroad Otay 50
The project site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125.

The applicant is requesting initiation of an amendment to the Otay Mesa Community Plan to remove Avenida Costa Azul from the Community Plan roadway network. Avenida Costa Azul is currently classified as a 4-lane collector in the Otay Mesa Community Plan. Report No. PC-17-081.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-3: *Expedite*

*** LA JOLLA CANYON AMENDMENT - PROJECT NO. 531066**

City Council District: 1 Plan Area: University

Staff: Jeffrey A. Peterson

La Jolla Canyon Amendment: Process Four Site Development Permit (SDP), an amendment to SDP No. 548029, and a Neighborhood Development Permit (NDP) to allow for an increase in height for a previously approved residential development containing 48 new residential units on site with 157 existing residential condominium units, and to allow for tandem parking. The project proposes five of the new units on-site for affordable housing units for households with an income at or below 65 percent Area Median Income. The 4.62 acre site is located at 9515 Genesee Avenue in the RM-3-7 Zone within the University Community Planning area, the Community Plan Implementation Overlay Zone A, the Transit Priority Area, and the Parking Impact Overlay Zone (Campus Impact). The project site is also located in the Airport Influence Area Review Area 2, the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration Part 77 Notification area for the Marine Corps Air Station (MCAS) Miramar. Addendum No. 531066. Report No. PC-17-069

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-4: ***Continued from August 24, 2017***

DISCUSSION OF THE PERMANENT RULES OF THE PLANNING COMMISSION

City Council District: N/A Plan Area: N/A

Staff: PJ FitzGerald

Planning Commission review and approval of amendments to The Permanent Rules of the Planning Commission to accommodate procedural efficiencies.

TODAY'S ACTION IS:

Approve or deny the amendments

DEPARTMENT RECOMMENDATION:

Approve the amendments.

ITEM-5: ***Continued from September 14, 2017***

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

ITEM-6: *** ALEXAN FASHION VALLEY - PROJECT NO. 474586**

City Council District: 7 Plan Area: Mission Valley

Staff: Tim Daly

Alexan Fashion Valley; Site Development Permit and Planned Development Permit application to demolish existing structures and on-site surface parking and construct a new mixed-use development comprised of 284 dwelling units, including 48 units with a home-business focus; 8,150 square feet of commercial office use; and 3,145 square feet of commercial restaurant use on a 4.92-acre site located at 123 Camino de la Reina within the

Mission Valley Community Plan area. The mixed-use development would range in height from five stories to six stories with mezzanines and wrapped around a six-story parking garage. Environmental Impact Report No. 474586, SCH No. 2016071065. Report No. PC-17-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ADJOURNMENT