

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 5, 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

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-1: ***Continued from August 31, 2017; 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-2: **NOTE: THIS ITEM WILL NOT BE HEARD ON OCTOBER 5, 2017. STAFF WILL BE REQUESTING FOR A WITHDRAWAL OR A CONTINUANCE TO A FUTURE DATE.**

*** PACIFIC VILLAGE - PROJECT NO. 470158**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Firouzeh Tirandazi

Pacific Village

Process 5 Easement Vacation, Tentative Map, Site Development Permit, Planned Development Permit, and Neighborhood Use Permit to demolish 332 dwelling units and redevelop the 41.45-acre site with 324 for-sale units consisting of 99 single-family cluster homes, 105 triplexes, and 120 three-story townhomes, and 277 for-rent apartments to include 28 income restricted units for a total of 601 dwelling units. The project also proposes the vacation of an existing drainage easement, and the construction of various site improvements including recreational facilities, and associated landscape, hardscape, retaining walls, infrastructure, access and signs. The project site is located at 10955 Carmel Mountain Rd, west of Interstate 15, adjacent and east of Carmel Mountain Road between Via San Marco and Penasquitos Drive, within the Rancho Penasquitos Community Plan Area. A Mitigated Negative Declaration has been prepared as the project could have significant environmental effect: Paleontological Resources, and Transportation/ Traffic. Report No. PC-17-077

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.