

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 16, 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: AMENDMENTS TO 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, following up Commission discussion of August 24, 2017.

TODAY'S ACTION IS:

Approve or deny the amendments

DEPARTMENT RECOMMENDATION:

Approve the amendments.

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

- August 24, 2017
- August 31, 2017
- September 14, 2017
- September 21, 2017

DISCUSSION ITEMSITEM-2: ***Appeal of Hearing Officer's decision on May 31, 2017****** BLUE HERON-CHELSEA CDP/SDP - PROJECT NO. 502954**

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Blue Heron-Chelsea CDP/SDP - A Coastal Development Permit/Site Development Permit (due to the site containing Environmentally Sensitive Lands in the form of Coastal Bluffs) to demolish an existing dwelling unit and construct a 4,984-square-foot, three-story over basement single family dwelling unit on a 8,900-square-foot lot located at 5228 Chelsea Street. The site is located in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach), Residential Tandem Parking Overlay Zone, Transit Overlay Zone within the First Public Roadway and within the La Jolla Community Plan area. Mitigated Negative Declaration No. 502954 was prepared for this project. Report No. PC-17-088.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-3: **PLANNING COMMISSION WORKSHOP: COMMERCIAL FLEXIBILITY**

City Council District: N/A

Plan Area: N/A

Staff: Sarah Jarman, Smart Growth and Land Use Committee Consultant
Councilmember Scott Sherman, District 7

Planning Commission workshop to discuss potential implications and explore opportunities for design flexibility regarding the ground floor commercial space requirements for new development.

WORKSHOP ITEM ONLY**NO ACTION WILL BE TAKEN BY THE COMMISSION**