

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, NOVEMBER 30, 2017 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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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: **SPRINT KEARNY VILLA - PROJECT NO. 428180**  
City Council District: 6                      Plan Area: Kearny Mesa

Staff: Karen Lynch

Sprint Kearny Villa - Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a 75-foot tall lattice tower concealing (16) antennas, a 2-foot diameter microwave dish, (32) Remote Radio Heads and use of an existing 200-square-foot equipment shelter. The project is located at 5571 Kearny Villa Road in the IL-2-1 zone of the Kearny Mesa Community Plan area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-17-082.

**TODAY'S ACTION IS:**  
Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**  
Approve the project.

ITEM-2: **\* JONES HOUSE RELOCATION - PROJECT NO. 542104**  
City Council District: 1                      Plan Area: Uptown

Staff: Renee Mezo

The Jones House Relocation project requires a Site Development Permit to relocate the designated historical resource located at 4040 Fifth Avenue (HRB Site #939, Historic Henry B. Jones House) to 4114 Ibis Street. The 0.11-acre site at 4040 5th Avenue is in the CC-3-8 zone. The 0.11-acre receiving site located at 4114 Ibis Street is in the RS-1-7 zone. Both sites are within the Uptown Community Plan; Mitigated Negative Declaration (MND) No. 542104. Report No. PC-17-086.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

ITEM-3: **AFFORDABLE HOUSING REGULATIONS - PROJECT NO. 210003876**

City Council District: All                      Plan Area: Citywide

Staff: Edith Gutierrez

Proposed code amendments to the Affordable Housing Regulations in compliance with Assembly Bills 2501, 2556, 2442 & 2501. The State Bills allow increased density for low income households and seniors, including reduced parking standards and waivers. The City is proposing additional incentives to increase production of more affordable units.

The proposed amendments were reviewed for consistency with the Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333/SCH No. 96081056 (certified by the San Diego City Council November 19, 1997), in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. Based on this evaluation, Planning Department staff determined that the proposed amendments to the LDC would not result in new impacts or changed circumstances that would require a new environmental document, and that the previous environmental document adequately covers the proposed amendments. Report No. PC-17-084.

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to approve or deny the ordinance.

**DEPARTMENT RECOMMENDATION:**

Approve the ordinance.

ITEM-4: **11<sup>TH</sup> UPDATE TO THE LAND DEVELOPMENT CODE AND LOCAL COASTAL PROGRAM - PROJECT NO. 210003876**

City Council District: All                      Plan Area: Citywide

Staff: Edith Gutierrez

The 11th Update is part of the code monitoring work program that was created with the adoption of the original Land Development Code (LDC) to help maintain the code, simplify the City's development regulations make the code more adaptable, eliminate redundancies and contradictions, standardize the code framework, and increase predictability in application regulations. A total of 50 issue items are included in this update. While most of these amendments help improve permit processes by simplifying and clarifying rules and regulations for customers, a handful of changes directly impact housing affordability.

11<sup>th</sup> Update: The proposed amendments were reviewed for consistency with the certified Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333, in accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162. Based on this evaluation, Planning staff determined the project would not result in new impacts or changed circumstances that would require a new environmental document and the previous environmental documents adequately cover these modifications to the Land Development Code.

Paleontological Resources: This amendment would codify the City of San Diego significance threshold and monitoring for paleontological resources. The proposed amendment would state that if a certain threshold is met, paleontological monitoring would be required. The amendment then further outlines the required monitoring. The proposed amendment would not result in new environmental effects as compared to the LDC EIR, but rather would codify the City's approach to mitigating potential paleontological impacts. No further documentation or environmental analysis is required. Report No. PC-17-083.

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to approve or deny the ordinance.

**DEPARTMENT RECOMMENDATION:**

Approve the ordinance.