

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 15, 2018 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: ***Expedite***

**MONTALVO RESIDENCE - PROJECT NO. 444915**

City Council District: 2

Plan Area: Peninsula

Staff: William Zounes

Site Development Permit and Tentative Map for a small lot subdivision of two existing lots into five lots for the development of five, three-story detached residential dwelling units each with an attached one-car garage and one-car carport. All five units will contain two bedrooms with two and a half bathrooms ranging in size from 1,599 to 1,777 square feet and 60-square feet of private open space located on the second floor. The project incorporates a roof-mounted photovoltaic system consisting of solar panel sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.14-acre site is located at 4472 Montalvo Street in the RM-3-7 zone within the Peninsula Community Plan area, the Coastal Height Limitation Overlay Zone and Council District 2. Exempt from CEQA. Report No. PC-18-007

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-2: **\* PASEO MEWS - PROJECT NO. 524566**

City Council District: 2

Plan Area: Pacific Beach

Staff: Paul Godwin

Planned Development Permit and Coastal Development Permit for a 24-unit residential and 6,000-square-foot commercial retail mixed-use project, with deviations. The 0.86-acre site is located at 875 Garnet Avenue in the CC-4-2 base zone within the Coastal Overlay Zone (non-appealable) in the Pacific Beach Community Planning Area. This development is within the Coastal Overlay zone and the application was filed on February 15, 2017. Mitigated Negative Declaration (MND) No. 524566. Report No. PC-18-004

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM-3: 4211 AND 4213 UTAH ST. TM – PROJECT NO. 500603**

City Council District: 3                      Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map for the creation of six residential condominium units within a three-story, 13,801 square feet residential structure currently under construction and to waive the requirements to undergrounding utilities. The 0.16-acre site is located at 4211 and 4213 Utah Street in the RM-3-9 Zone of the Greater North Park Community Plan area within Council District 3. Report No. PC-18-012

**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**

**APPROVAL OF THE MINUTES**

- January 25, 2018

**DISCUSSION ITEMS**