

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, MARCH 15, 2018 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****APPROVAL OF THE MINUTES**

- February 15, 2018
- February 22, 2018
- March 1, 2018

DISCUSSION ITEMS

ITEM-1: ***Expedite***

*** ECO BLÖK RESIDENCES - PROJECT NO. 530514**

City Council District: 2

Plan Area: Pacific Beach

Staff: Jeffrey A. Peterson

ECO BLÖK Residences: A Coastal Development Permit and Site Development Permit to rescind Conditional Use Permit (CUP) No. 89-1157 and CUP No. 444; and for the demolition of the former ARC Assisted Living Complex (currently unoccupied) and the Pacific Beach Community Garden, and the redevelopment of the 30 legal lots. Each of the 30 lots would be constructed with a single-dwelling unit. The project includes a Lot Line Adjustment to allow

for the reconfiguration of the lot lines between Lots 1 and 2 and Lots 23 and 24 of Block 17, as well as Lots 1 and 2 of Block 27. Each of the single-dwelling units incorporates a roof-mounted photovoltaic system consisting of solar panels 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 1.64-acre project site is located at 3937-3977 Shasta Street, 1765 Fortuna Avenue and 1750 Roosevelt Avenue. The site is designated Multi-Family Residential per the Pacific Beach Community Plan and zoned RM-1-1 (Residential – Multiple Unit). In addition, the project site is within the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone Parking (Coastal and Beach), and the Residential Tandem Parking Overlay Zone. Mitigated Negative Declaration No. 530514. Report No. PC-18-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: *** UPTOWN COMMUNITY PLAN AMENDMENT**

City Council District: 3 Plan Area: Uptown

Staff: Marlon Pangilinan

City Council has directed staff to process the proposed actions related to amending the Uptown Community Plan:

- 1) Redesignate 2.1 acres located along both sides of 3rd Avenue between Maple Street and Nutmeg Street from Residential High 45-73 dwelling units per acre to Residential Very High 74 - 109 dwelling units per acre and 0.69 acres located along the west side of 4th Avenue between Maple Street and Nutmeg Street from Office Commercial 0-73 dwelling units per acre to Office Commercial 0-109 dwelling units per acre

- 2) Redesignate 1.1 acres located at the northwest corner of University Avenue and Park Boulevard from Community Commercial 0-73 dwelling units per acre to Community Commercial 0-109 dwelling units per acre

- 3) Amend the Community Plan Implementation Zone (CPIOZ) Type A discussion in the community plan to grant ministerial approval for proposed development projects with buildings or structures that do not exceed 30 feet in University Heights. Developments exceeding 30 feet would require a Site Development Permit.

Implementation of these actions would require approval of a General/Community Plan Amendment and associated rezones and an amendment to Land Development Code Chapter 13, Article 2, Division 14 and the City's certified Local Coastal Program. An Addendum to Environmental Impact Report No. 380611 has been prepared. Report No. PC-18-009

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.

ITEM-3: **CITY OF SAN DIEGO PARKS MASTER PLAN**

City Council District: All Plan Area: All

Staff: Robin Shifflet

The City of San Diego Parks Master Plan (PMP) is a citywide planning project to create a policy document that will provide guidance for a balance of parks and recreation opportunities throughout the city. This three-year planning effort includes citywide public outreach to develop the policy document and identify recreational programming needs and strategies to implement the PMP.

This is an informational item only. No action is required on the part of the Planning Commission. At this time, the team is presenting the Work Plan for the PMP which provides an outline of why a parks master plan is needed, project goals, the schedule and the public outreach effort. Report No. PC-18-019.

INFORMATION ITEM ONLY (Rev. 3/8/18)

NO ACTION WILL BE TAKEN BY THE COMMISSION