

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, APRIL 26, 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**

- March 15, 2018
- March 22, 2018

DISCUSSION ITEMS**ITEM-1: MIDDLE INCOME HOUSING REGULATIONS – PROJECT NO. 11003837**

City Council District: All

Plan Area: Citywide

Staff: Dan Normandin

The Middle Income Housing Regulations is an Amendment to the Municipal Code and the City's Local Coastal Program. It would incentivize construction of middle income housing and is modeled on the Affordable Housing Regulations. The regulations would provide a 25 % density bonus to developments that provide 10% of the pre-density bonus dwelling units affordable to households earning between 120% and 150% of the area median income. The regulations would also provide three incentives and offer waivers consistent with the regulations for incentives and waivers in the Affordable Housing Regulations.

The proposed amendments were reviewed for consistency with the 2008 General Plan Environmental Impact Report No. 104495/SCH No. 2006091032, certified by the City Council on March 10, 2008, Resolution No. R-303473, the 2013 Addendum to the 2008 General Plan Environmental Impact Report No. 104495/SCH No. 2006091032 for the General Plan Housing Element Update, certified by the City Council on March 4, 2013, Resolution No. R-308015, and the Land Development Code Environmental Impact Report No. 96-0333/SCH No. 96081056, certified by City Council on November 18, 1997, Resolution No. 98-288. The proposed project was reviewed for consistency with these applicable certified California Environmental Quality Act (CEQA) documents, in accordance with Public Resources Code Section 21166 and the criteria set forth under 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 documents adequately covers the proposed amendment. Report No. PC-18-018.

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-2: *** MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE - PROJECT NO. 561546**

City Council District: 2 Plan Area: Midway-Pacific Highway

Staff: Vickie White & Tait Galloway

The Midway-Pacific Highway Community Plan update is an update to the 1991 Midway/Pacific Highway Corridor Community Plan, and includes associated rezoning to citywide zones. The draft Midway-Pacific Highway Community Plan provides a comprehensive policy framework for growth and development over the next 20 to 30 years. Consistent with policy direction in the General Plan, the draft community plan has new land use designations, identifies villages along transit corridors, and contains policies to provide a multi-modal transportation system fostering walkable and transit-oriented neighborhoods. The draft community plan proposes a mix of uses and residential densities and urban design policies to foster transit-oriented development. A Program Environmental Impact Report (PEIR) has been prepared and circulated for public review. A Final PEIR along with the responses to comments has been completed and provided for review and consideration. Report No. PC-18-014.

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.