

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JULY 19, 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****DISCUSSION ITEMS**

ITEM-1: ***Expedite***

*** THE DOLPHIN MOTEL- PROJECT NO. 556027**

City Council District: 2

Plan Area: Peninsula

Staff: William Zounes

The Dolphin Motel proposes a Site Development Permit, Easement Vacation, and Coastal Development Permit for the demolition of four existing buildings and the construction of a new 49,705-square-foot three story hotel over basement garage containing 92-guest rooms, fitness room, breakfast area, business support area, and garden patio. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30-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 0.57-acre project site is located at 1453-1463 Rosecrans Street and 2912 and 2930 Garrison Street, in the CC-4-2 zone within the Peninsula Community Plan Area, the Coastal Overlay Zone (Non-Appealable), the Community Plan Implementation Overlay Zone (CPIOZ-B) and Council District 2. [Report No. PC-18-038](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: ***Appeal of Hearing Officer's decision on April 4, 2018*****MISSION DUPLEX - PROJECT NO. 547729**

City Council District: 2 Plan Area: Mission Beach

Staff: Karen Bucey

Mission Duplex; Coastal Development Permit and Tentative Map Waiver for the demolition of two existing dwelling units and the creation of a three-story, 3,990 square-foot structure comprised of two condominium dwelling units, Units A and B, on a 0.09-acre site is located at 2695 Mission Boulevard. Unit A is proposed to be 1,985 square feet and Unit B is proposed to be 2,005 square feet. Each unit includes a two-car garage. Categorically exempt from the California Environmental Quality Act under Guideline Sections 15301(Existing Facilities) and 15303 (New Construction). [Report No. PC-18-041](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-3: ***Appeal of Hearing Officer's decision on June 6, 2018*****HARBOR VIEW LOT ADJUSTMENT - PROJECT NO. 511293**

City Council District: 2 Plan Area: Peninsula

Staff: Tim Daly

Harbor View Lot Line Adjustment; Site Development Permit, Coastal Development Permit and Lot Line Adjustment to adjust three existing parcel lots (Parcels A, B, and C) with existing single family residential units on Parcels A and C, and construct a new single family residential unit on Parcel B. The 0.97-acre site is located at 3328 and 3340 Harbor View Drive in the RS-1-7, Coastal Overlay (Non-appealable Areas 1 and 2), Coastal Height Limit Overlay, Airport Approach Overlay, and the FAA Part 77 Noticing Area Zones within the Peninsula Community Plan area. Categorically exempt from the California Environmental Quality Act. [Report No. PC-18-043](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-4: **OHIO STREET TM - PROJECT NO. 564139**

City Council District: 3 Plan Area: Greater North Park

Staff: Hugo Castaneda

Ohio Street TM - Tentative Map to create six residential condominium units in an under-construction project and to waive the requirement to underground existing off-site overhead utilities. The 0.16-acre site is located at 4365 - 4369 Ohio Street, in the RM-3-9, in the Greater North Park Community Plan area. Categorically exempt from CEQA State Guidelines, Section 15301. [Report No. PC-18-042.](#)

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-5: **NAVAJO COMMUNITY PLAN AMENDMENT INITIATION - ALL PEOPLES CHURCH - PROJECT NO. 609490**

City Council District: 7 Plan Area: Navajo

Staff: Sara Toma

Light on a Hill LLC. is seeking to initiate a Community Plan Amendment to the Navajo Plan Area on a 5.80-acre site located at 5551 1/3 College Avenue. The proposed amendment is requesting to identify a church use at the "project" site on Figure 24 "Other Community Facilities" within the Navajo Community Plan. If initiation is approved, the amendment will be accompanied by a Planned Development Permit for a 950-seat church, and Site Development Permit due to the presence of Environmentally Sensitive Lands on the site. The initiation request is exempt from environmental. [Report No. PC-18-044.](#)

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-6: *** EZABELLE - PROJECT NO. 2018-07**

City Council District: 3 Plan Area: Downtown

Staff: James Alexander

NDD on 13th Street, LLC (Applicant) is requesting approval of Centre City Development Permit/Site Development Permit (CCDP/SDP) No. 2018-07 for the construction of a seven-story, 77-foot-tall mixed-use development comprised of 45 dwelling units, of which six (13%) will be restricted to very low-income residents, and approximately 1,722 square feet of ground floor commercial on an approximately 4,200 square-foot site on the west side of 13th Street between Island Avenue and J Street in the East Village neighborhood of the Downtown Community Plan area. The Project requires an SDP for the substantial alteration of a historic resource. The Project is requesting two incentives under the provisions of the City of San Diego's Affordable Housing Regulations to waive the requirement for 11 parking spaces and to reduce the minimum commercial space depth and height requirements. The Project is within the scope of the previously certified Final Environmental Impact Reports and no additional environmental document is required under the California Environmental Quality Act. [Report No. PC-18-045](#); [Attachments](#); [2018-07 Plans](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-7: **CLAIREMONT MESA BOULEVARD/CONVOY COURT COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 608768**

City Council District: 6

Plan Area: Kearny Mesa

Staff: Elizabeth Dickson

The property encompasses five parcels within the Kearny Mesa Community Planning Area located at 7716-7742, 7666-7676, 7634-7644, 7570-7590, 7512-7538, 7510 Clairemont Mesa Boulevard; and 7701-7725, 7651-7663, 7601-7619, 7585-7595, 7559-7581 Convoy Court. This is a request to initiate an amendment to the Kearny Mesa Community Plan to change the land use designation from Industrial and Business Parks and General Commercial to allow mixed use development with residential. [Report No. PC-18-046](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.