

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 4, 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 email to 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: T-MOBILE VILLAS ON THE HILL - PROJECT NO. 495046

City Council District: 3 Plan Area: Greater Golden Hill

Staff: Simon Tse

T-Mobile Villas on the Hill - A Conditional Use Permit (Process 4) application to modify an existing Wireless Communication Facility located at 2849 E Street in the RM-2-5 zone of the Greater Golden Hill Community Planning area. The project modification consists of six replacement panel antennas concealed inside six rooftop boxes designed to appear as faux chimneys, painted to match the surface of the building. The equipment associated with this project will continue to operate inside the garage with minor modifications, and with minimal visibility. The project was exempt from Environmental. [Report No. PC-18-057](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: DAIRY MART ROAD VACATION - PROJECT NO. 593646

City Council District: 8 Plan Area: San Ysidro

Staff: William Zounes

The Dairy Mart Road Vacation project proposes a Public Right-of-Way Vacation for a portion of undeveloped land located at the northwest corner of West San Ysidro Boulevard and Dairy Mart Road. The 0.23-acre site is located in the CC-2-1 zone within the San Ysidro Community

Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act. Council District 8. [Report No. PC-18-058](#).

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: *** VIRGINIA AVE PARKING GARAGE - PROJECT NO. 375960**

City Council District: 8 Plan Area: San Ysidro

Staff: Tim Daly

Virginia Ave Parking Garage - Coastal Development Permit (CDP) to amend CDP No. 40-0338, Planned Development Permit (PDP), and Neighborhood Use Permit (NUP) to demolish a one-story building and associated paved parking lot, and to allow for the construction of a 5-level parking structure over 13,210 square-feet of retail space at the ground level, on the corner of Camino De La Plaza and Virginia Avenue. The project requests a PDP for deviations to height limits, and setback requirements, and NUP for off-premise directional signage. The project is located at 4575 Camino de la Plaza in the CR-1-2 (Commercial Regional) Zone within the San Ysidro Community Plan, Coastal Height Limit Overlay Zone, San Ysidro Discretionary Review Overlay Zone, Transit Priority Area, and the Federal Aviation Administration (FAA) Part 77 Notification area. Addendum No. 375960 to Environmental Impact Report No. 310690/SCH No. 2015111012. [Report No. PC-18-062](#).

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 ITEM

ITEM-4: *** MORENA APARTMENT HOMES - PROJECT NO. 526167**

City Council District: 2 Plan Area: Clairemont Mesa

Staff: Paul Godwin

Morena Apartment Homes – General Plan Amendment, Community Plan Amendment, Rezone, Municipal (Land Development) Code Amendment, Local Coastal Program Amendment, Vesting Tentative Map, Site Development Permit and Planned Development Permit to allow removal of the existing 90-unit Coastal Trailer Villa RV park and construction of 150 multi-family residential condominium units. The 6.21-acre project site is located at 1579-1645 Morena Boulevard, bordered by Morena Boulevard, Frankfort Street and Tonopah Avenue, within the RS-1-7 and CC-4-2 zones in the Clairemont Mesa Community Plan. Project approval would remove the mobile home park overlay and apply a medium density residential designation to the site, change the zone to RM-2-5 and consolidate the existing parcels into one lot. The project includes Land Development Code deviations. The site contains Environmentally Sensitive Lands in the form of a special flood hazard area and is located in the San Diego Airport Influence Review Area 2, Federal Aviation Administration Part 77 Noticing Area, Clairemont Mesa Height Limit Overlay Zone, Federal Emergency Management Agency Flood Zone AO, Mobile Home Park Overlay Zone and Transit Priority Area. Environmental Impact Report No. 526167 and associated Mitigation, Monitoring and Reporting Program was prepared for this project. [Report No. PC-18-050](#).

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