



THE CITY OF SAN DIEGO

MARCH 28, 2024, at 9:00 a.m.
PLANNING COMMISSION AGENDA
HYBRID MEETING/IN COUNCIL CHAMBERS

City Administration Building, 12th Floor,
202 C Street, San Diego, California 92101

CHAIRPERSON

Kelly Modén

VICE-CHAIRPERSON

Matthew Boomhower

COMMISSION MEMBERS

Ted Miyahara

Farah Mahzari

Dennis Otsuji

Ken Malbrough

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commissioners will be in person, and the meeting will be open for in-person testimony. Additionally, we continue providing alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

In lieu of in-person attendance, members of the public may also participate and provide comments via telephone, ZOOM, using the Planning Commission [webform](#), or via U.S. Mail of written materials, as follows:

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1607586412>

To join by telephone:

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864

When prompted, input **Webinar ID: 1607586412**

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT:**In-Person for Agenda Items and Non-Agenda Public Comment:**

Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

Via Virtual Platform for Agenda Items and Non-Agenda Public Comment:

When the Chairperson introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS:**For Agenda Items and Non-Agenda Public Comment:**

Submit using the [webform](#) indicating the comment type and item number (if relevant). Comments received by 7:00 AM, the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item. Please go to the Planning Commission [website](#) for further instructions.

Written Materials:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior to be distributed to the Planning Commission.

Please Note: Documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to the meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101.

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to and during the Planning Commission meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 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 "Late-Arriving Materials." Late arriving materials received during the Planning Commission meeting are available for review by making a verbal request to Legislative staff.

HOW TO WATCH THE MEETING:

If the meeting is being held in Council Chambers the public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#)

If the Meetings are NOT being held in Council Chambers, the public may view the meetings at their scheduled time on the City of San Diego Public Hearings YouTube channel or within 24 to 48 hours of the meeting, depending upon technical streaming issues.

GENERAL INFORMATION:**Requests For Accessibility Modifications Or Accommodations:**

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing planningcommission@sandiego.gov at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.

Items Marked with Asterisks:

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see California Environmental Quality Act (CEQA Notices and Documents at: <https://www.sandiego.gov/ceqa>).

Consent Agenda:

The Commission may vote to approve one or more items identified as part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in the Staff's recommendation, which is normally set forth in the agenda and the Report to the Planning Commission, which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly; if you wish to be heard, please submit your [webform](#) 2 hours prior to the start of the meeting. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

THURSDAY, MARCH 28, 2024 AT 9:00 A.M.**ROLL CALL****ANNOUNCEMENTS/NON-AGENDA 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.

Comments may be submitted using the [webform](#) by checking the appropriate box. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, the Commission shall take no discussion or action other than a referral on any issue brought forth under Announcements/Public Comment.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: DISH THE VERGE - PROJECT NO. 1102670**

Staff: Nilia Safi

City Council District: 7

Plan Area: Navajo

Conditional Use Permit for a new Wireless Communication Facility (WCF). The project includes installation of (4) new panel antennas and (6) new Remote Radio Units (RRUs) mounted to building facade, existing cupola and faux chimney behind Fiberglass Reinforced Panel screens matching the building and installation of ancillary equipment located on the existing rooftop. The project is located at 6850 Mission Gorge Road in the RM-3-7 Zone within the Navajo Community.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15303 (New Construction). [Report No. PC-24-005](#) and [Memo dated 2/28/2024](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

**ITEM 2: *Staff will be requesting a continuance to a date certain*
*EUCLID TERRACE – PROJECT NO. 0675101**

Staff: Oscar Galvez III

City Council District: 4

Plan Area: Encanto Neighborhoods

Planned Development Permit, Site Development Permit, and Tentative Map for the subdivision and development of 25 single-family residences with deviations to lot area, lot width, street frontage, lot depth, front setback, rear setback, driveway length, side setback, structure height, retaining walls, Floor Area Ratio, and a wetland deviation on an existing vacant site located east of South Euclid Avenue and north of La Paz Drive. The 2.98-acre project site is within the Encanto Neighborhoods Community Plan and the Airport Influence Review Area 2 for San Diego International Airport. Addendum No. 675101 to Environmental Impact Report No. 386029. Report No. PC-24-010.

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: AT&T MIRAMAR ROAD – PROJECT NO. 1098927

Staff: Tracy Harris

City Council District: 6

Plan Area: Mira Mesa

An application for a Planned Development Permit for the continuation of an existing AT&T Wireless Communication Facility (WCF). The WCF consists of 15-panel antennas and 19 Remote Radio Units (RRUs). Additionally, the project includes ancillary equipment for support on the 3rd floor of the building. The antenna level equipment is located behind screen enclosures concealed on the building roof. The project is located at 7084 Miramar Road in the Commercial Community (CC-4-2) Zone within the Mira Mesa Community Plan and the Federal Aviation Administration Part 77 Overlay zone. The project requires a height deviation to the zone's height limit of 60 feet, and the existing FRP is currently at 65.5 feet. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

[Report No. PC-24-014.](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 4: MIDWAY PACIFIC HIGHWAY COMMUNITY PLAN AMENDMENT AND SPECIFIC PLAN INITIATION – MIDWAY RISING

Staff: Suchi Lukes

City Council District: 2

Plan Area: Midway-Pacific Highway

A request to initiate an amendment to the Midway-Pacific Highway Community Plan to amend the land use designations, circulation network, figures and policies for parks, public space, land use, mobility, and urban design, and the Community Plan Implementation Overlay Zone (CPIOZ) and the preparation of a Specific Plan for the 51.34-acre Sports Arena Village, which includes City-owned property at 3500, 3250, 3220, and 3240 Sports Arena Boulevard and three privately-owned parcels at 3495, 3487, and 3467 Kurtz Street. This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378.

[Report No. PC-24-011.](#)

PROPOSED ACTION

Approve or Deny the Initiation

DEPARTMENT RECOMMENDATION

Approve the Initiation

ADJOURNMENT