



THE CITY OF SAN DIEGO

NOVEMBER 2, 2023, 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

PLANNING COMMISSIONERS

- William Hofman – Chairperson
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Modén - Vice-Chairperson
- Ted Miyahara
- Farah Mahzari

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 are continuing to provide 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 comment 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/1612210047>

To join by telephone:

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

When prompted, input **Webinar ID: 161 221 0047**

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 is NOT being held in Council Chambers the public may view the meetings on 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 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 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 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.

THURSDAY, NOVEMBER 2, 2023 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](#) checking the appropriate box. 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. Comments received after the start of the meeting but before non-agenda comment is called will be submitted into the written record for 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

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

APPROVAL OF MINUTES

- October 12, 2023

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: AT&T TECOLOTE RELO - PROJECT NO. 1071544

Staff: Nilia Safi

City Council District: 2

Plan Area: Clairemont Mesa

Approval of a Wireless Communication Facility (WCF) for A Conditional Use Permit (CUP) and Site Development Permit (SDP) for the continued use of an existing facility consisting of six AT&T antennas mounted behind existing parapet on the roof of a multi-family residential building and the equipment inside a room on the 14th floor. The overall height of the building is 140-feet, 9-inches. The project site is located at 2875 Cowley Way in the RM-3-7 Zone within Clairemont Mesa Community Plan. The project is also in the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) which has a max height of 30-feet. The building is previously conforming and was constructed prior to the adoption of CMHLOZ. The project requires an SDP Process Five for the alteration of existing structures that will increase the height of the structure. There is no change to the height proposed.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) per Section 15302 (Replacement or Reconstruction) on March 8, 2023, and the opportunity to appeal that determination ended March 22, 2023. Memo [Report No. PC-23-037](#). [Memo dated 10.26.2023](#)

PROPOSED ACTION

Process 5. Recommend City Council to Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project

ITEM 2: LA MAESTRA HOUSING FOR HOPE PROJECT - PROJECT NO. 1064927

Staff: Xavier Del Valle

City Council District: 9

Plan Area: Mid-City/City Heights

A Conditional Use Permit to demolish 2,770 square feet of existing structures and construct a four-story, 14,945-square-foot multi-dwelling unit affordable housing development that will include 20 transitional housing units and one on-site manager unit and associated site improvements at 4135 Fairmount Avenue. The project provides that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income for a period of 55 years. The 0.11-acre site is in the Central Urbanized Planned District CU-2-3 Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Mobility Zone 2), Communities of Concern, Parking Standards Transit Priority Area, and Transit Area Overlay Zone within the Mid-City/City Heights Community Plan area.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects). [Report No. PC-23-040.](#)

PROPOSED ACTION

Process 5. Recommend City Council to Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project

ITEM 3: AT&T MISSION GORGE ROAD- PROJECT NO. 1054374

Staff: Andrew Razon

City Council District: 7

Plan Area: Navajo

Planned Development Permit for the continued use and modification of a Wireless Communication Facility (WCF) by AT&T. The project consists of replacing six (6) panel antennas and retaining six (6) existing panel antennas with a total of twelve (12) antennas (four per sector). The project also retains nine (9) existing Remote Radio Units (RRUs) (three per sector) and consists of auxiliary equipment located in a 183-square-foot enclosure located on the ground level. The WCF is located in the CN-1-2 zone, in the Mission Trails Design District within the Navajo Community Plan area located at 8181 Mission Gorge Road.

This project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction). [Report No. PC-23-043.](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 4:

ETHICS TRAINING

City Council District: N/A

Plan Area: N/A

The City of San Diego Ethics Commission will provide Planning Commissioners with required biannual training on the City's Ethics Ordinance, which applies to Planning Commissioners.

The training will provide an overview of the Ethics Ordinance in the San Diego Municipal Code, including discussion of laws related to gifts and conflicts of interest. The training will be presented by Executive Director Sharon Spivak and Education Program Manager Ryan O'Connor.

INFORMATIONAL ITEM ONLY:

NO ACTION WILL BE TAKEN BY THE COMMISSION:

ADJOURNED