



THE CITY OF SAN DIEGO

**NOVEMBER 30, 2023, at 9:00 A.M.**  
**PLANNING COMMISSION AGENDA**  
**HYBRID MEETING/IN COUNCIL CHAMBERS**

City Administration Building, 12<sup>th</sup> Floor,  
202 C Street, San Diego, California 92101

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**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](mailto: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 30, 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**

- [November 2, 2023](#)

#### **APPROVAL OF THE AGENDA**

#### **DIRECTOR'S REPORT**

#### **COMMISSION COMMENT**

#### **AGENDA ITEMS**

#### **ITEM 1: *Appeal of Hearing Officer decision of 9/6/2023* 821 SAN ANTONIO PLACE - PROJECT NO. 1057682**

**Staff:** Robin MacCartee

**City Council District:** 2

**Plan Area:** Peninsula

Process 3 Coastal Development Permit to partially demolish an existing 6,380-square-foot, two-story single dwelling unit and construct a new, 6,115-square-foot, two-story, single dwelling unit with a two-car garage, new swimming pool and a new, detached, 796-square-foot, two-story Accessory Dwelling Unit (ADU) with attached two-car carport, removal and replacement of existing retaining/site walls and the removal of encroachments on San Diego Unified Port District ("Port") public trust property. The 0.29-acre site is located at 821 San Antonio Place in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable), Transit Priority Area, and the FAA Part 77 Noticing Area within the Peninsula Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), Section 15302 (Replacement or Reconstruction), and Section 15303 (New Construction). [Report No. PC-23-045](#)

#### **PROPOSED ACTION**

Process 3. Approve or Deny the Appeal

#### **DEPARTMENT RECOMMENDATION**

Deny the Appeal

**ITEM 2: \*LOT 31 RANCHO GLENS - PROJECT NO. 506590**

**Staff:** Martha Blake  
**City Council District:** 1  
**Plan Area:** Pacific Highlands Ranch

A Site Development Permit and Easement Vacations to allow for grading and improvements of a single-family residential lot in an existing single-family subdivision. The project would include grading the site for the future construction of a single-dwelling unit, equestrian area, biofiltration basins, and access driveways and vacate roadway easements and slope easements recorded in 1989 with the prior subdivision map, which were recorded to preserve right-of-way that has since been realigned. The 10.2-acre site contains Environmentally Sensitive Lands for sensitive biological resources and steep slopes, is zoned AR-1-1 and RX-1-2 and is within the Pacific Highlands Ranch Subarea Plan. The entire project site is within the Multiple Habitat Planning Area (MHPA) and partially within the Coastal Overlay Zone (Deferred Certification). Mitigated Negative Declaration (MND) No. 506590/SCH No. 2022120055. [Report No. PC-23-044](#)

**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: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION – EXPEDITION WAY 2**

**Staff:** Sean McGee  
**City Council District:** 8  
**Plan Area:** Otay Mesa

The project consists of a proposed Community Plan Amendment (CPA) to rezone the 5.58 subject parcel (APN: 645-050-4400) from Residential (RM-2-4) to Industrial (IL-2-1) and eliminate the connection of Exposition Way and Vista San Domingo at 0 vista Santo Domingo. The subject parcel is located within the Otay Mesa Community Plan Area. Exempt from Environmental. [Report No. PC-23-054](#)

**PROPOSED ACTION**

Approve or Deny the Initiation.

**DEPARTMENT RECOMMENDATION**

Approve the Initiation.

**ITEM 4: HILLCREST FOCUSED PLAN AMENDMENT WORKSHOP**

**Staff:** Shannon Corr

**City Council District:** 3

**Plan Area:** Uptown

This is a workshop for the Planning Commission to provide input on a focused amendment to the Uptown Community Plan for the Hillcrest area. Currently, no action is required on the part of the Planning Commission. [Report No. PC-23-046](#)

**WORKSHOP: NO ACTION WILL BE TAKEN BY THE COMMISSION:**

**ADJOURNED**