



THE CITY OF SAN DIEGO

**DECEMBER 14, 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, DECEMBER 14, 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 30, 2023](#)
- [December 7, 2023](#)

APPROVAL OF THE AGENDA**DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: AT&T MELBOURNE- PROJECT NO. 1077383**

Staff: Karen Howard

City Council District: 7

Plan Area: Serra Mesa

Conditional Use Permit, Neighborhood Development Permit, and Planned Development Permit to install a new Wireless Communications Facility that consists of 12 antennas and nine (9) remote radio units (RRUs) concealed on a 40-foot-tall faux tree and a 300-Square foot ground level equipment enclosure. The site is located at 2696 Melbourne Drive in the RS-1-7 zone of the Serra Mesa Community Plan. This project is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

[Report No. PC-23-047](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 2: VERIZON ARDATH - PROJECT NO. 678337

Staff: Nilia Safia
City Council District: 1
Plan Area: La Jolla Shores

Approval of a Wireless Communication Facility (WCF) for continued use of an existing facility. The site is located at 7990 Via Capri in the LSPD-SF Zone of the La Jolla Shores Community Plan. The project consists of removal and replacement of four (4) 4'-tall antennas with four (4) 8'-tall antennas on existing poles on the slope, installation of four (4) Remote Radio Units (RRUs) and equipment upgrade inside an existing enclosure.

The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15302 (Replacement or Reconstruction).
[Report No. PC-23-048](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: *SCRIPPS MERCY HOSPITAL CAMPUS- PROJECT NO. 658548

Staff: Martha Blake
City Council District: 3
Plan Area: Uptown

Planned Development Permit (PDP), Conditional Use Permit (CUP) amending existing CUP, Site Development Permit (SDP) amending existing SDP, Neighborhood Use Permit (NUP), Tentative Map (TM), and Easement Vacation to allow for demolition and construction on the Scripps Mercy Hospital Campus site, including a Comprehensive Sign Plan. Demolition would include the Facility Building, Generator Building and Cooling Tower, Behavioral Health Clinic, Hospital Building, 550 Washington Building, 550 Washington Parking Structure, Mercy Manor, Parking Lot 4.1, Emergency Department, and Boiler and Laundry Building. Construction for the project would include Hospital I (15 stories, approximately 631,590 square feet), Hospital II (15 stories, approximately 380,000 square feet), Hospital Support Building (three stories with three levels of parking below ground, approximately 67,000 square feet), Medical Office Building (seven stories with two levels of subterranean parking and three levels of above-ground parking, approximately 200,000 square feet), Ambulance Drop-off Area, Loading Dock Area, Central Energy Plant Expansion (approximately 2,400 square feet), and Utility Yards (totaling approximately 18,500 square feet).

The 21.07-acre site is in the CC-3-8, CC-3-9, RM-3-9, OC-1-1, and OR-1-1 zones; Community Plan Implementation Overlay Zone-A; Airport Influence Area (San Diego International Airport); FAA Part 77 Review Area; Parking Standards Transit Priority Area;

Transit Area Overlay Zone; and Transit Priority Area within the Uptown Community Plan Area. [Environmental Impact Report No. 658548/SCH No. 2021040374. Report No. PC-23-049 Attachment 12 \(part 1\) Attachment 12 \(part 2\)](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project.

ITEM 4: 1661 HARVEY MILK TENTATIVE MAP – PROJECT NO. 1066008

Staff: Jose Bautista
City Council District: 3
Plan Area: Uptown

A Tentative Map to consolidate two existing legal lots into one legal lot for the creation of eight commercial condominium units currently under construction at 1661 Harvey Milk Street within the Uptown Community Plan area. The 0.16-acre project site is within the CC-3-8 Base Zone, Airport Influence Area (SDIA), and Community Plan Implementation Zone (A) within the Uptown Community Plan. The project was determined to be categorically exempt from the California Environmental Quality Act pursuant to Section 15305 (Minor Alterations in Land Use Limitation). [Report No. PC-23-050](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 5: DIAMOND COMM HOME DEPOT- PROJECT NO. 1097475

Staff: Andrew Razon
City Council District: 4
Plan Area: Southeastern San Diego

Neighborhood Development Permit and Planned Development Permit for the modification of an existing Verizon and T-Mobile Wireless Communication Facility (WCF) as a faux pine tree. Dish will co-locate onto the proposed extension of the tree. The WCF will consist of removing 12 panel antennas, 3 Remote Radio Heads (RRHs) and installing 18 panel antennas and 12 RRHs. The monopine will also be modified with a top extension which will raise the height of the faux tree from 55-feet to 65-feet. Additionally, the project includes ancillary equipment for support to the WCF including 4 equipment cabinets. The 1540-square foot equipment enclosure is located in the existing CMU block wall enclosure.

The project is located at 355 Marketplace Avenue in the CC-2-3 Zone within the Southeastern San Diego Community Plan area. This project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction). [Report No. PC-23-052](#)

PROPOSED ACTION.

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 6: *PLAZA LA MEDIA SOUTH- PROJECT NO. 632813

Staff: Karen Bucey

City Council District: 8

Plan Area: Otay Mesa

Site Development Permit, Planned Development Permit, and Vesting Tentative Map to construct three, single-story industrial buildings totaling 408,607 square feet and to subdivide the 32.91-acre site into four parcels, located south of State Route 905 at the northeast corner of Airway Road and Plaza La Media Road. The site is in the Industrial - Light (IL-3-1) Base Zone, Airport Land Use Compatibility (Brown Field), Airport Influence Area (Brown Field, Review Areas 1 and 2), Federal Aviation Administration Part 77 Noticing Area, Airport Safety Zones, Community Plan Implementation Overlay Zone (CPIOZ-A), Very High Fire Hazard Severity Zone, Prime Industrial Lands, and Transit Priority Area within the Otay Mesa Community Plan area.

[Addendum No. 632813](#) to the Final Program Environmental Impact Report No. 30330/304032 / SCH No. 2004651076 and Mitigation Monitoring and Reporting Program. [Report No. PC-23-053](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ADJOURNED