



THE CITY OF SAN DIEGO

TUESDAY, APRIL 30, 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
Jimmy Ayala

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/1601156284>

To join by telephone:

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

When prompted, input **Webinar ID: 1601156284**

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.

TUESDAY, APRIL 30, 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 MINUTES

- [March 7, 2024](#)
- [March 28, 2024](#)

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: 2024 Update to the San Diego Municipal Code (2024 Land Development Code Update) and Local Coastal Program

Staff: Liz Saidkhanian

City Council District: Citywide

Plan Area: All

This action proposes the adoption of the 2024 Update to the San Diego Municipal Code (2024 Land Development Code Update) and Local Coastal Program, which consists of two ordinances addressing Citywide regulations and Downtown regulations. The 2024 Land Development Code Update is part of the code monitoring work program created to help simplify the land development regulations, make the code more adaptable, eliminate redundancies, and increase predictability in the application of the land development regulations. The 2024 Land Development Code Update consists of proposed amendments which are separated into five categories: regulatory reforms, compliance with state law, corrections, clarifications, and amendments to align the code with the

City's climate, equity, and housing goals. The topics of the proposed amendments for the Citywide portion generally relate to the following issues: base zone regulations, Community Plan Implementation Overlay Zones, consolidating of processing, homes and housing incentive programs, landscape regulations, monitored perimeter security fence systems, residential care facilities, including behavioral health facilities, rules for calculations and measurements, specific plans, sports arenas and stadiums, tentative maps, visitor accommodations, urgent care facilities, and corresponding amendments to the Central Urbanized, La Jolla Shores, Mission Beach and Old Town Planned Districts. The topics of the proposed amendments for the Downtown portion generally relate to the following issues: permit requirements, rules for calculation and measurements, land use districts, base district use regulations, FAR regulations, development regulations, urban design regulations, parking standards, separately regulated uses, and the Centre City and Gaslamp Quarter Planned Districts.

The City Planning Department has reviewed the 2024 Land Development Code Update and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the following certified environmental documents: Final Environmental Impact Report (EIR) for the Land Development Code, Final Program EIR (PEIR) for the General Plan, Addendum to the General Plan PEIR for the Housing Element Update, Final PEIR for Complete Communities: Housing Solutions and Mobility Choices; Final EIR for the Downtown Community Plan, Final Supplemental EIR (SEIR) for the Downtown San Diego Mobility Plan, Final PEIR for the Climate Action Plan and Addenda to the Climate Action Plan PEIR and Notice of Exemption (NOE) for Spaces as Places.

[Report No. PC-24-012](#)

[Attachments 1-7](#)

PROPOSED ACTION

Process 5. Recommend to the City Council Approval or Denial

DEPARTMENT RECOMMENDATION

Recommend to the City Council Approval

ITEM 2: GENERAL PLAN ENVIRONMENTAL JUSTICE ELEMENT

Staff: Paola Boylan

City Council District: Citywide

Plan Area: All

The action considers the adoption of the Environmental Justice Element, which is a new element added to the General Plan with the purpose of setting goals, policies, and implementation measures focused on advancing environmental justice in our City in compliance with Senate Bill 1000. The EJ Element includes the following topics: Inclusive Public Engagement in City Decisions, Pollution Exposure and Air Quality, Active Play, Promoting Healthy Food Access, Safe and Healthy Homes, Climate Change and Resilience, and Public Facilities and Infrastructure Prioritization. The City Planning Department has determined that the addition of an Environmental Justice Element to the General Plan

would not result in new significant impacts over and above those disclosed in the previously certified Final Program Environmental Impact Report (EIR) and addenda to the EIR for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032) and the Final Program EIR and addenda for the City of San Diego Climate Action Plan (CAP) (EIR No. 416603/SCH No. 2015021053).

[Report No. PC-24-015](#)

[Attachment 1 City Planning Department CEQA Consistency Memo dated 4-10-24](#)

[Attachment 2 Environmental Justice Element](#)

[Attachment 3 Draft EJ Communities](#)

PROPOSED ACTION

Process 5. Recommend to the City Council Approval or Denial

DEPARTMENT RECOMMENDATION

Recommend the City Council approve proposed amendments to the General Plan to adopt the Environmental Justice Element.

ADJOURNMENT