



THE CITY OF SAN DIEGO

MAY 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

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: 160 758 6412**

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 attachments 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 being 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 the 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 swiftly resolving all accessibility requests.

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, MAY 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 AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: AT&T MOBILITY USD CUYAMACA HALL- PROJECT NO. 1066122**

Staff: Karen Howard

City Council District: 2

Plan Area: Linda Vista

Conditional Use Permit for a Wireless Communication Facility that consists of nine (9) additional antennas for a total of twelve (12) antennas and six (6) additional Remote Radio Units (RRUs) for a total of 15 RRUs concealed behind existing Fiberglass Reinforced Panel (FRP) decorative screens on an existing 48' 7" tall cupola and a 170-square foot ground level equipment enclosure. The site is located at 1502 Via Las Cumbres in the RS-1-7 zone of the Linda Vista Community Plan. This project is Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement Existing Structures).

[Report No. PC-24-020.](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 2: GENERAL PLAN REFRESH (BLUEPRINT SD INITIATIVE) AND PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT

Staff: Nathen Causman

City Council District: All

Plan Area: Citywide

Blueprint San Diego Initiative is a proposed amendment to the General Plan. The amendment provides a comprehensive policy framework and strategy consistent with the City of Villages for future growth and development citywide as part of future community plan updates. The General Plan Amendment includes new and revised policies and figures to support the location of jobs and homes close to transit, promote active transportation, increase transit use, and provide more connections to help address citywide greenhouse gas reductions. A Program Environmental Impact Report (PEIR) was circulated for public review, which addresses the Blueprint San Diego Initiative, the proposed University Community Plan Update, and the Hillcrest Focused Plan Amendment. A Draft PEIR, along with the comments received during the public review period, has been provided for review and consideration.

[PC-24-022 General Plan Refresh \(Blueprint SD Initiative\) and Programmatic Environmental Impact Report](#)

[Attachment 1 Draft General Plan](#)

[Attachment 2 Draft Resolution certifying the Program EIR for the Blueprint SD Initiative General Plan Amendment, the University Community Plan Update, and the Hillcrest Focus Plan Amendment to the Uptown Community Plan](#)

[Attachment 3 Draft Resolution adopting the Blueprint SD Initiative General Plan Amendment](#)

[Attachment 4 Adopted Village Propensity Map](#)

[Attachment 5 Draft Village Climate Goal Propensity Map](#)

[Attachment 6 Draft Transit Land Use Connections with Village Propensity Map](#)

[Attachment 7 Summary of Proposed Changes](#)

[Attachment 8 Draft EIR](#)

[Attachment 9 Mode Share Memo](#)

[Attachment 10 Draft Blueprint SD Public Comments](#)

PROPOSED ACTION

Process 5. Recommend to City Council for Approval or Denial

DEPARTMENT RECOMMENDATION

Recommend to the City Council Approval

ITEM 3: UNIVERSITY COMMUNITY PLAN UPDATE

Staff: Suchi Lukes

City Council District: 6 & 1

Plan Area: University

The University Community Plan Update is proposed to replace the 1987 University Community Plan and Local Coastal Program for the approximately 8,700-acre University Community Plan Area located between State Route 52 on the south and Torrey Pines Community Plan Area the north, and between Interstate 805 and Marine Corps Air Station Miramar on the east and the Pacific Ocean and the La Jolla Community Plan Area on the west. The Community Plan Update provides a comprehensive policy framework for future growth and development over the next 20 to 30 years. Consistent with the General Plan and the Climate Action Plan, the Community Plan Update proposes a land use strategy with additional capacity for employment and residential in Transit Priority Areas and Sustainable Development Areas. The Community Plan Update also includes policies to support a multi-modal transportation system to promote active transportation, increase transit use, and provide more connections in the community. The Community Plan Update proposes the use of the Community Plan Implementation Overlay Zone (CPIOZ) Type A to provide ministerial Supplemental Development Regulations to implement recreation, urban design, and mobility requirements in villages areas. The Community Plan Update also proposes accompanying rezoning, amendments to the General Plan and San Diego Municipal Code, dedication of City owned open space, and an amendment to the Historical Resources Guidelines of the City's Land Development Manual to exempt specified areas within the University Community Planning Area from potential historic resource review under SDMC 143.0212. A Program Environmental Impact Report (PEIR) was circulated for public review as part of Blueprint SD Initiative, the Hillcrest Focused Plan Amendment, and the University Community Plan Update and a future consistency determination to the PEIR will be made for the Community Plan Update.

[PC-24-023 University Community Plan Update](#)

[Attachment 1 University Community Plan Update Draft Plan](#)

[Attachment 2 Draft Resolution Adopting the University Community Plan, rescinding the Nexus Technology Specific Plan, and amending the community's Local Coastal Program and General Plan](#)

[Attachment 3 Draft Ordinance amending the Land Development Code \(CPIOZ\)](#)

[Attachment 4 Draft Ordinance Rezoning Land within the University Community Plan Area](#)

[Attachment 5 Draft Ordinance dedicating public open space within the UCPA pursuant to the City Charter Section 55](#)

[Attachment 6 Draft Resolution establishing an alternative fee option for public spaces](#)

[Attachment 7 Draft Resolution exempting specified master planned communities from historic review](#)

[Attachment 8 Community Planning Group Letter](#)

[Attachment 9 Draft EIR](#)

[Attachment 10 Draft Engagement Summary Report](#)

[Attachment 11 Final Draft Affordable Housing Report](#)

[Attachment 12 Proposed Land Use Map](#)

[Attachment 13 Final Draft Mobility Technical Report](#)

[Attachment 14 Proposed Zoning Map](#)

[Attachment 15 Initial Blueprint SD Analysis results for UCPA](#)

[Attachment 16 Prime Industrial Land Map](#)

[Attachment 17 Coastal Zone Map](#)

[Attachment 18 Draft University Community Plan Public Comments](#)

[Attachment 19 Draft Summary of Changes between Discussion Draft \(March\) and Current Draft \(May\)](#)

PROPOSED ACTION

Process 5. Recommend to City Council for Approval or Denial

DEPARTMENT RECOMMENDATION

Recommend to the City Council Approval

ITEM 4: HILLCREST FOCUSED PLAN AMENDMENT

Staff: Shannon Corr

City Council District: 3

Plan Area: Uptown

The Hillcrest Focused Plan Amendment is proposed to amend the 2016 Uptown Community Plan for the approximately 380-acres of the Hillcrest and Medical Complex neighborhoods. The Hillcrest Focused Plan Amendment area is bound by Walnut Avenue to the south, the Mission Valley Community Plan Area to the north, Park Boulevard to the east, and Dove Street to the west. The Community Plan Amendment revises the land use for future growth and development over the next 20 to 30 years. Consistent with the General Plan and the Climate Action Plan, the Community Plan Amendment proposes a land use strategy with additional capacity for new homes in Transit Priority Areas and Sustainable Development Areas. The Community Plan Amendment also includes policies to provide a multi-modal transportation system to promote active transportation, increase transit use, and provide more connections in the community. The Community Plan Amendment proposes the use of the Community Plan Implementation Overlay Zone (CPIOZ) Type A to provide ministerial Supplemental Development Regulations to implement recreation, urban design, LGBTQ+ culture, historical, and mobility requirements in the Community Plan Amendment area. The Community Plan Amendment also proposes accompanying rezoning and amendments to the General Plan and San Diego Municipal Code, and designation of a LGBTQ+ Cultural District. A Program Environmental Impact Report (PEIR) was circulated for public review as part of the Blueprint SD Initiative, the Hillcrest Focused Plan Amendment, and the University Community Plan Update, and a future consistency determination to the PEIR will be made for the Hillcrest Focused Plan Amendment.

[PC-24-024 Hillcrest Focused Plan Amendment](#)

[Attachment 1 Draft Hillcrest Focused Plan Amendment](#)

[Attachment 2 Draft Resolution Adopting the Hillcrest Focused Plan Amendment to the Uptown Community Plan and amending the General Plan](#)

[Attachment 3 Draft Ordinance amending the Land Development Code Chapter 13, Article 1, Division 5 and Chapter 13, Article 2, Division 14](#)

[Attachment 4 Draft Ordinance Rezoning land within the HFPA area consistent with the Uptown CP](#)

[Attachment 5 Draft Resolution designation of the LGBTQ+ Cultural District in the Uptown Community](#)

[Attachment 6 Community Planning Group Comment Letter](#)

[Attachment 7 Draft EIR](#)

[Attachment 8 Hillcrest Focused Plan Amendment Planning Area](#)

[Attachment 9 Draft Hillcrest Focused Plan Amendment Summary of Changes](#)

[Attachment 10 Proposed Land Use Map](#)

[Attachment 11 Mobility Technical Report](#)

[Attachment 12 Proposed Hillcrest Historic District](#)

[Attachment 13 Proposed Commercial & Entertainment Activity Area](#)

[Attachment 14 Proposed Zoning Map](#)

[Attachment 15 Proposed Zones](#)

[Attachment 16 Initial Blueprint SD Analysis Results for the HFPAA](#)

[Attachment 17 Draft Community Plan Public Comments](#)

PROPOSED ACTION

Process 5. Recommend to City Council for Approval or Denial

DEPARTMENT RECOMMENDATION

Recommend to the City Council Approval

ADJOURNMENT