



THE CITY OF SAN DIEGO

JUNE 27, 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: 1607586412**

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.

THURSDAY, JUNE 27, 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****APPROVAL OF THE MINUTES**

- [May 9, 2024](#)
- [May 16, 2024](#)
- [May 30, 2024](#)
- [June 6, 2024](#)

DIRECTOR'S REPORT**COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: *Continued from May 9, 2024*****EAST ELLIOTT COMMUNITY PLAN AMENDMENT INITIATION – PALMER LAKES**

Staff: Corey Funk

City Council District: 7

Plan Area: East Elliott

Community Plan Amendment Initiation to re-designate 7.25 of a 29-acre subject site from open space to residential to allow the future development of single dwelling unit lots. The subject site is in the RS-1-8 zone, within the East Elliott Community Plan Area, and is located north of Weston Residential Development at Trailmark Way (APN: 366-050-25 and 366-050-23).

This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

MEMO Dated June 20, 2024

[Report No. PC-24-019](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ITEM 2: 2499 QUALCOMM – PROJECT NO. 1063668

Staff: Andrew Murillo

City Council District: 7

Plan Area: Mission Valley

Amendment to Conditional Use Permit No. 183194 for the extension of the mining operation use and related activities, located at 2499 Qualcomm Way. The site is in the EMX-1 zone within the Mission Valley Community Plan area. This project is consistent with the original adopted/certified Environmental Impact Report No. 49068/SCH 20050818108 and would not result in new impacts.

[Report No. PC-24-018.](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: AMERICAN TOWER CORPORATION (ATC) & AT&T MOBILITY OAKS NORTH – PROJECT NO. 1095646

Staff: Nilia Safi

City Council District: 5

Plan Area: Rancho Bernardo

A Neighborhood Use Permit, Neighborhood Development Permit, and Planned Development Permit for the continued use of an existing AT&T Wireless Communications Facility (WCF). The project site is located at 12578 Oak North Drive (Oak North Community Center II) in the Residential – Single Unit (RS-1-14) Zone of Rancho Bernardo Community Plan. The project consists of twelve (12) antennas and six (6) Remote Radio Units on an existing 45-foot tall monopine, which will be rebranched. The equipment will remain in the same location inside the 377-square-foot enclosure. The project is categorically exempt

from California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities).

[Report No. PC-24-029 \(Att. 1-6\)](#)

[Attachment 7 \(part 1\)](#) - [Attachment 7 \(part 2\)](#)

[Attachments 8 -12](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 4: MIDWAY - PACIFIC HIGHWAY COMMUNITY PLAN AMENDMENT INITIATION - POST POINT

Staff: Megan Covarrubias

City Council District: 2

Plan Area: Midway-Pacific Highway

A Community Plan Amendment Initiation to re-designate a 16.05-acre subject site between Midway Drive and Barnett Avenue from Business Park - Residential Permitted (0-44 du/ac) to Residential High (45-73 du/ac) and Residential Very High (74-109 du/ac).

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

[Report No. PC-24-027.](#)

PROPOSED ACTION

Approve or Deny the Initiation

DEPARTMENT RECOMMENDATION

Approve the Initiation

ADJOURNMENT