



THE CITY OF SAN DIEGO

September 19, 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 via Constant Contact notification

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**

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 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 verbally requesting Legislative staff.

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND
PARTICIPATE IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA***

THURSDAY, SEPTEMBER 19, 2024 AT 9:00 A.M.

ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF MINUTES**

- [August 29, 2024](#)

APPROVAL OF THE AGENDA**DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS**

ITEM 1: *Appeal of Staff decision on May 2ND, 2024*
10715 SORRENTO VALLEY ROAD CANNABIS OUTLET AMENDMENT APPEAL
PRJ-1097148

Staff: Francisco Mendoza

City Council District: 1

Plan Area: Torrey Pines

Appeal of the Development Services Department's May 24, 2024, decision to approve PRJ-1097148, an amendment to Conditional Use Permit (CUP) No. 1865509 (Project No. 527802) to grant an additional five-year operational term to an existing 3,697-square-foot Cannabis Outlet within an existing 5,451-square-foot building. The project does not propose additional physical development. The 0.37-acre site is located at 10715 Sorrento Valley Road in the IL-3-1 zone within the Torrey Pines Community Planning Area and Council District 1. The project does not propose additional physical development; it is for a new five-year extension only.

The project site was previously analyzed within the adopted Negative Declaration No. 82-0331. A consistency evaluation was prepared to determine if conditions specified in the California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15162, would require the preparation of additional CEQA review for the project. The project is consistent with the original adopted/certified ND 82-0331 and would not result in new impacts. Based on the CEQA Section 15162 consistency analysis, the project would not require any additional environmental review.

[Report No. PC-24-039](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION

Deny the Appeal.

ITEM 2: *Continued from August 29, 2024*
***14110 STONEBRIDGE PARKWAY – PRJ-1075505**

Staff: Robin MacCartee

City Council District: 6

Plan Area: Rancho Encantada

Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit to construct underground transmission lines for energy distribution connecting the San Diego Gas & Electric (SDG&E) Sycamore Canyon Substation in the Rancho Encantada Community Plan Area with a proposed energy facility in the City of Poway. The site is located in the AR-1-1 zone within Environmentally Sensitive Lands.

The Permit conditions include the one-time release of a conservation easement and two open space easements. Project PRJ-1075505 requires the City to adopt an Addendum including Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program as the Responsible Agency under the California Environmental Quality Act.

[Report No. PC-24-030](#)

[Attachments 1 – 4](#)

[Attachments 5 – 9](#)

[Attachments 10 – 14](#)

[Attachment 15](#)

[Attachment 16](#)

[Attachment 17](#)

[Attachment 18](#)

[Attachment 19](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: AT&T WIRELESS ALTADENA AVENUE – PRJ-1080359

Staff: Karen Howard

City Council District: 9

Plan Area: Mid-City-City Heights

Conditional Use Permit and Planned Development Permit for a new Wireless Communication Facility (WCF) consisting of the installation of 12 antennas and of a total of nine remote radio units concealed behind three Fiberglass-Reinforced Plastic (FRP) enclosures painted and textured to match the existing building surface on an existing high-rise building and a 237-square foot (sq. ft.) equipment enclosure located on the ground in the parking lot concealed behind a concrete block wall. The site is located at 3770 Altadena Avenue in the Residential-Multiple Family, RM-1-3, Central Urbanized Planned District (CUPD) zones of the Mid-City-City Heights Community Plan. This project is Categorical exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction). [Report No. PC-24-040](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 4: 6850 COUNTRY CLUB DR – PRJ-1063767

Staff: Robin MacCartee

City Council District: 1

Plan Area: La Jolla

A Coastal Development Permit, Site Development Permit, Planned Development Permit (amending Coastal Development Permit No. 1050394, Site Development Permit No. 1050407, Planned Development Permit No. 1050409, Project No. 292065), and a Tentative Map to subdivide one parcel to create eight new Lots, including five residential lots (Lots 1-5), each with a new, single dwelling unit. Two of the lots will not be developed (Lots A and B), and one lot will serve as an access and utilities easement area (Lot C). Lot C will also serve as a private road with access and frontage to all five residential lots. The site is located at 6850 Country Club Drive in the Residential Single-Unit (RS)-1-4 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) Zone, and Parking Impact Overlay Zone of the La Jolla Community Plan.

The City of San Diego considered the Addendum to the Reserve Environmental Impact Report (EIR) No. 292065/SCH No. 2014051069 and a Mitigation Monitoring and Reporting Program for Project No. PRJ-1063767 found that based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. [Report No. PC-24-044](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 5: ADELANTE TOWNHOMES – PRJ-1073585

Staff: Benjamin Hafertepe

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit and Tentative Map to demolish an existing office building, subdivide one lot into 14 condominium units (13 Residential + 1 Commercial), and construct a two-story mixed-use building totaling 16,366 square feet with approximately 1,060 square feet of commercial space, 13 residential units (one unit will be affordable to very low-income households at 30% of 50% of Area Median Income - AMI), basement level parking, and associated landscape improvements. The 0.30-acre site is located at 5575 La Jolla Boulevard in the La Jolla Planned District-4 zone (LJPD-4) and the Coastal Overlay Zone (Non-Appealable Area 2) within the La Jolla Community Plan area. This project is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects). [Report No. PC-24-045](#)
[Attachments 11 and 12](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ADJOURNMENT

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.

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.

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:

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 being distributed to the Planning Commission.

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 being distributed to the Planning Commission. *Must include ten (10) copies of the material.*

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.

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.