



THE CITY OF SAN DIEGO

December 5, 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

Jeana Renger

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, December 5, 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ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF MINUTES**

- [November 7, 2024](#)

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

ITEM 1: 690 ROSECRANS STREET- PRJ # 1065372

Staff: Robin MacCartee

City Council District: 2

Plan Area: Peninsula

Public Right of Way Vacation and Coastal Development Permit to vacate approximately 0.109-acres of the unformed legal portion of Rogers Street and demolish an existing single dwelling unit and portions of a detached garage, and construct a new, 2-story 3,160-square-foot single dwelling unit, with an 1,811-square-foot garage including a new 978-square-foot accessory dwelling unit above the garage. The 0.18-acre site is located at 690 Rosecrans Street in the Residential Single Unit (RS-1-7) Zone, Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Coastal Height Limit Overlay Zone, Coastal Overlay (Non-Appealable) Zone, Parking Impact Overlay Zone, FAA Part 77 Noticing Area, and Complete Communities Mobility Choices Zone 4.

The project was determined to be exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction), and Section 15305 (Land Use Limitations).

[Report No. PC-24-054](#)

[Attachment 1-9](#)

[Attachment 10](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the project.

ITEM 2: *EL CAMINO REAL ASSISTED LIVING FACILITY- PRJ # 675732

Staff: Xavier Del Valle

City Council District: 1

Plan Area: North City Future Urbanizing Area Subarea II

The El Camino Real Assisted Living Facility is a Process 5 Conditional Use Permit and Site Development Permit to amend Conditional Use Permit No. 862494 and Site Development Permit No. 862495, a Neighborhood Use Permit, and Ordinance to construct a three-story, 105,568 square-foot nursing facility with 105 rooms including 87 assisted living rooms and 18 memory care rooms for a total of 124 beds, surface parking and supporting amenities at 13860 El Camino Real. The 3.97-acre site is in the AR-1-1 Base Zone within Proposition A Lands, Coastal Overlay Zone (Deferred-Certification Area), Very High Fire Severity Zone, Fire Brush Zone, and includes Environmental Sensitive Lands (Multiple Habitat Planning Area, sensitive biological resources, and special flood hazard area) within the North City Future Urbanizing Area Subarea II.

A [Final Subsequent Environmental Impact Report \(Project No. 675732/SCH No. 2013071043\)](#) (EIR) and EIR Findings of Fact was prepared in accordance with the California Environmental Quality Act, and a Mitigation Monitoring and Reporting Program for Biological Resources, Historical Resources, Noise and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance.

[Report No. PC-24-057](#)

[Attachment 1-10](#)

[Attachment 11 Part 1 of 4](#)

[Attachment 11 Part 2 of 4](#)

[Attachment 11 Part 3 of 4](#)

[Attachment 11 Part 4 of 4](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to 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.