

CITY OF SAN DIEGO
PLANNING COMMISSION AGENDA



PLANNING COMMISSIONERS

William Hofman – Vice-Chairperson

James Whalen

Douglas Austin

Dennis Otsuji

Vicki Granowitz

Matthew Boomhower

Kelly Moden

Thursday, May 28, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, MAY 28, 2020 AT 9:00 A.M.
VIRTUAL HEARING**

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California [Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, most—and possibly all—of the Planning Commissioners will be participating in Planning Commission meetings by teleconference. In accordance with the Executive Order, there will be no members of the public participating in person at the Planning Commission Meetings. We are providing alternatives to in-person attendance for viewing and participating in the meetings. In lieu of in-person attendance, members of the public may participate and provide comment via telephone, using the Planning Commission webform, email submission or via U.S. Mail of written materials, as follows:

Phone in Testimony

When the Chair introduces either the item you would like to comment on, or the comment period for Non-Agenda Public Comment, follow the instructions within the  [“Public Comment Instructions”](#) by dialing the number below to be placed in the queue.

1. Dial 619-541-6310
2. Enter the Access Code: 877861 then press '#’.

Agenda Public Comments

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comments

Comments may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

Written Materials

If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to planningcommission@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Planning Commission in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Planning Commission.

Watch the Meeting

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 Time Warner Cable or Channel 99 for AT&T, or [view the meetings online \(link is external\)](#).

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 contacting Support Services at (619) 321-3208 at least two business days prior to the meeting to insure availability or by email to: planningcommission@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing (by email to: planningcommission@sandiego.gov).

ANNOUNCEMENTS/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.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under "Announcements/Public Comment."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**CONSENT AGENDA****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****APPROVAL OF THE MINUTES**

- June 13, 2019
- December 5, 2019

DISCUSSION ITEMS

ITEM-1: ***Appeal of Development Services Department's decision on March 20, 2020***
ORCHARD AVENUE CDP – PROJECT NO. 642629

City Council District: 2 Plan Area: Peninsula

Staff: Gerald Sennett

Orchard Avenue Residence - Coastal Development Permit to remodel and construct a 44 square-foot entry porch, a 444 square-foot patio and a 709 square-foot addition to an existing 1,788.5 square-foot dwelling unit, and a detached 577.5 square-foot garage with a new 577.5 square-foot companion unit above totaling 3,652.5 square feet in Gross Floor Area (GFA) (excluding the front entry porch and patio which are exempt from the GFA calculation pursuant to SDMC section 113.0234(b)). The project site is located at 4230 Orchard Avenue in

the RS-1-7 Zone, Coastal (Non-Appealable-Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal) Overlay Zone, Airport Approach Overlay Zone - San Diego International Airport (SDIA) – Lindbergh Field, Airport-Influence Area-Review Area 2, and FAA Part 77 Notification Area (SDIA and North Island NAS) of the Peninsula Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act on January 17, 2020 and the opportunity to appeal that determination ended February 3, 2020. The scope of the hearing only includes the project, and not the environmental determination. Report No. [PC-20-026](#).

TODAY'S ACTION IS:

Process 2. Approve or deny the project appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-2: **MEANLEY DRIVE – VTM/PDP – PROJECT NO. 559289**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Martha Blake

Meanley VTM/PDP - A Vesting Tentative Map (VTM) and a Planned Development Permit (PDP) to subdivide one lot with existing commercial and industrial development into three separate parcels located at 10301 - 10343 Meanley Drive. No development in conjunction with this action. The 11.35-acre site is designated Industrial in the Scripps Miramar Ranch Community Plan and is subject to the IP-2-1 zoning requirements.

EXEMPT from CEQA pursuant to Section 15315. Report No. [PC-20-027](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: **GEIGER RESIDENCE SDP- PROJECT NO. 636272**

City Council District: 2

Plan Area: Peninsula

Staff: Derrick Johnson

Geiger Residence SDP- Site Development Permit to allow the construction of a new driveway, within the public right-of-way, on the southern half of unimproved Sterne Street, to access a 0.15-acre site for the construction of a new 2,973 square foot single family residence and garage, located on a vacant lot at Lot 11, Block 154, East of Evergreen Street and South of undeveloped Sterne Street (APN 530-324-1300), in the RS-1-1 Zone, within the Peninsula Community Plan area. Exemption. Report No. [PC-20-028](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project project

DEPARTMENT RECOMMENDATION:

Approve the project.