

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, June 4, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JUNE 4, 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

ITEM-1: **WILSHIRE TERRACE VACATION – PROJECT NO. 611694**

City Council District: 3 Plan Area: Greater North Park

Staff: Edith Gutierrez

The Planning Commission will hold a public hearing to recommend approval, conditional approval, or denial to the City Council of an application for a Public-Right-of Way Vacation and a Planned Development Permit for the vacation of an unimproved 0.083-acre portion of Myrtle Avenue. The Public Right-Of-Way is located at the at intersection of Wilshire Terrace and Myrtle Avenue, south of 3505 Wilshire Terrace, in the RM-3-7 zone, Airport Influence Area (SDIA- Review Area 2), FAA Part 77 Notification Area (SDIA- 115’ AMSL), Transit Overlay Zone, and Transit Priority Area within the North Park Community Plan area.

The decision to approve, conditionally approve, modify or deny the Public-Right-of Way Vacation and Planned Development Permit will be made by the City Council at a future public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects). The environmental exemption determination for this project was made on April 14, 2020. Report No. [PC-20-031](#).

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

APPROVAL OF THE MINUTES

- June 13, 2019
- December 5, 2019
- December 12, 2019
- January 23, 2020
- January 30, 2020
- February 13, 2020
- February 20, 2020
- March 12, 2020

DISCUSSION ITEMS

ITEM-2: ***Continued from March 12, 2020***

T-MOBILE ISLAND VIEW MARKET – PROJECT NO. 492749

City Council District: 4 Plan Area: Encanto Neighborhoods

Staff: Karen Lynch

T-Mobile Island View Market. An application for a Planned Development Permit and a Neighborhood Development Permit for an existing Wireless Communication Facility (WCF) located at 5080 Logan Avenue in the CN-1-3 zone and the Chollas Valley Community Planning area. The project includes replacement antennas and mounting apparatus on a 50-foot tall monopalm. The existing 263-square-foot equipment enclosure will be maintained as part of the project. The project is statutorily exempt from the California Environmental Quality Act (CEQA). Report No. [PC-20-014](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny the project.

ITEM-3: **CARROLL CANYON GOLF COMMUNITY PLAN AMENDMENT INITIATION
– PROJECT NO. 660121**

City Council District: 6 Plan Area: Mira Mesa

Staff: Alex Frost

Carroll Canyon Golf Community Plan Amendment Initiation

The 18.4-acre property is located at 5605 Carroll Canyon Road, San Diego, CA 92121.

The applicant, Lansing Industries, Inc., is requesting initiation of an amendment to the Mira Mesa Community Plan to re-designate a portion of the property from Open Space to Commercial Recreation to allow for a multi-level golf driving range with various amenities such as food and beverage components and more parking spaces. Report No. [PC-20-029](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-4: **UCSD HILLCREST STREET VACATION COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 651975**

City Council District: 3 Plan Area: Uptown

Staff: Shannon Mulderig

UCSD Hillcrest Street Vacation Community Plan Amendment Initiation

Located near 200 W Arbor Drive in the Uptown Community Plan area.

The applicant is requesting the initiation of an amendment to the Uptown Community Plan to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network. Report No. [PC-20-030](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.