

CITY OF SAN DIEGO
PLANNING COMMISSION AGENDA



PLANNING COMMISSIONERS

William Hofman – Chairperson
James Whalen – Vice-Chairperson
Douglas Austin
Dennis Otsuji
Vicki Granowitz
Matthew Boomhower
Kelly Moden

Thursday, July 16, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JULY 16, 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: VERIZON MTSO – PROJECT NO. 635697

City Council District: 6 Plan Area: Kearny Mesa

Staff: Karen Lynch

Verizon MTSO. Planned Development Permit for a Wireless Communication Facility (WCF) consisting of an existing 134'-7" tall lattice tower supporting 30 panel antennas, 11 microwave dishes, 6 remote radios and 1 surge suppressor. The associated equipment is located within the building onsite and an outside emergency generator is also included in the project. The site is located at 4777 Mercury Street in the IL-2-1 zone, the Airport Environs Overlay Zone and the FAA Part 77 noticing area. No modifications are being proposed with this application. Exempt from the California Environmental Quality Act (CEQA). Report No. [PC-20-033](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-2: AT&T SCRIPPS UNIVERSITY – PROJECT NO. 653104

City Council District: 1 Plan Area: University

Staff: Karen Lynch

AT&T Scripps University. Planned Development Permit for a Wireless Communication Facility (WCF) consisting of a total of nine panel antennas, of which six are located on a mechanical penthouse and will be concealed behind new screens and three located on the rooftop at the front of the building will be concealed behind a new screen designed to integrate with the

architecture. The associated equipment is located inside the building on the third floor. The project is located at 8899 University Center Lane in the CO-1-2 zone and it is exempt from the California Environmental Quality Act (CEQA). Report No. [PC-20-034](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-3: **LA JOLLA COUNTRY DAY SIGN PDP- PROJECT NO. 643476**

City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

A Planned Development Permit for the construction two 7.3-foot monument signs at the La Jolla Country Day School located at 9490 Genesee Avenue. Sign A will be located at the corner of Genesee Avenue and Regents Road, and Sign B will be located at the school's northern entrance along Genesee Avenue. The 23.98-acre site is in the RS-1-14 Zone within the University Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act on April 27, 2020, and the opportunity to appeal the determination ended May 11, 2020. Report No. [PC-20-036](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-4: ***Expedite***

*** 3ROOTS - PROJECT NO. 587128**

City Council District: 6 Plan Area: Mira Mesa

Staff: William Zounes

The 3roots project Proposes a Community Plan Amendment, Municipal Code Amendment, Rezone, Public Service Easement Vacation, Vesting Tentative Map, Conditional Use Permit, Site Development Permit, Neighborhood Development Permit and Amendment to CUP No. 89-0585 for the subdivision and development for 1,800 residential units (530 single family residential dwelling units and 1,270 multi-family residential dwelling units) and a mixed-use urban core consisting of approximately 160,166 square feet of retail/commercial, mixed residential/commercial developments and a 1.5-acre Mobility Hub. Additionally, the Project will include 256-acres of parks, trails, and open space along with new roads with curb, gutters, sidewalks; water, sewer, gas and electric utilities; and the restoration of Carroll Canyon Creek on vacant land and a non-operational quarry site located at 10207 Camino Santa Fe, south of Dancy Road and Baker Road, east of Camino Santa Fe, west of Trade Place and North of Trade Street. The 413-acre site is located in the AR-1-1 and IL-2-1 zone within the Mira Mesa Community Plan. Report No. [PC-20-046](#); [Attachment 22](#); [Attachment 23 & 24](#).

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

ITEM-5: **HILLCREST FOCUSED PLAN AMENDMENT WORKSHOP**

City Council District: 3 Plan Area: Uptown

Staff: Michael Prinz

The Planning Department recently began work on the Hillcrest Focused Plan Amendment, which will amend the Uptown Community Plan to increase housing capacity, identify opportunities for public spaces, strengthen mobility connections, support local business, and celebrate the LGBTQ+ culture and history of the community. This is a workshop for the Planning Commission to provide early input on the Focused Plan effort. Report No. [PC-20-021](#).

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION