

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, August 20, 2020


VIRTUAL HEARING

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 20, 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.

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. 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****DISCUSSION ITEMS**ITEM-1: ***Expedite****** 1398 LIETA STREET - PROJECT NO. 512890**

City Council District: 2 Plan Area: Clairemont Mesa

Staff: Jeffrey Peterson

1398 LIETA STREET: Tentative Map (TM), Site Development Permit (SDP), and Neighborhood Development Permit (NDP) the demolition of an existing single dwelling unit, and the construction of 13 multi-family residential dwelling units within two three-story buildings, totaling 34,265 square-feet, which contains a 38.75-percent density bonus (four units in addition to what is permitted by the underlying zoning regulations). The units would range from 1,678 to 2,679 square feet, and the development including one affordable unit. The 0.61-acre project site is located at 1398 Lieta Street, zoned RS-1-7 and CC-4-5, within the Clairemont Mesa Community Plan area. The project site is also within the Airport Influence Area (San Diego International Airport - Review Area 2), the Federal Aviation Administration (FAA) Part 77 Noticing Area (San Diego International Airport), Clairemont Mesa Height Limitation Overlay Zone, the Parking Standards Transit Priority Area, and the Transit Priority Area. On July 26, 2018 the Historical Resources Board designated the site as HRB Site No. 1305 on under HRB Criterion A as a special element of the Issei/Japanese-American agricultural practices within the Mission Bay area during the 1930s through the 1950s and the restrictive property rights/ownership measures taken against minorities, specifically Japanese nationals, during the 1930s through the 1950s. The designation excludes the structures located on the parcel. Mitigated Negative Declaration No. 512890. Report No. [PC-20-047](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-2: ***Continued from July 30, 2020; Continued from June 4, 2020; 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 to replace 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 replacing the existing faux palm tree with a faux eucalyptus tree supporting twelve panel antennas and associated components. The existing equipment enclosure will be maintained as part of the project and new landscape will be added. The project is statutorily exempt from the California Environmental Quality Act (CEQA). Report No. [PC-20-014. Memorandum dated August 20, 2020.](#)

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: *** ERB CREAMER – PROJECT NO. 595127**

City Council District: 3

Plan Area: Uptown

Staff: Travis Cleveland

Neighborhood Development Permit (for development in Environmentally Sensitive Lands and to allow deviations to development standards on an in-fill site) and Site Development Permit (for encroachments in the public right of way where the applicant is not the underlying fee owner) to allow construction of a new 2,894-square-foot, four-story, single dwelling unit with a 418-square-foot garage and 1,097-square-foot companion unit located at 4285 Goldfinch Street. The 0.132-acre site is located in the RS-1-7 & OR-1-1 zones and the Uptown Community Plan Area within Council District 3. MND Addendum. Report No. [PC-20-043.](#)

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-4: *** 9G SDP/NDP/CUP/TM – PROJECT NO. 649856**

City Council District: 3 Plan Area: Downtown

Staff: James Alexander

Site Development Permit (SDP), Neighborhood Development Permit (NDP), Conditional Use Permit (CUP), and Tentative Map (TM) for the construction of a 22-story, 253-foot tall mixed-use development known as 9G, comprised of 241 dwelling units, 35,668 square feet of commercial space, and 243 parking spaces located on the 25,061 square foot site at 659 Ninth Avenue on the south side of G Street between Ninth and Tenth avenues in the Downtown Community Plan area. The request includes a SDP for substantial alterations to a historical resource, NDP for five deviations from the development standards, CUP for off-site alcoholic beverage sales, and TM for the creation of seven commercial condominiums units. The Project is within the scope of the previously certified Downtown Final Environmental Impact Report and no additional environmental document is required under the California Environmental Quality Act. Report No. [PC-20-053](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-5: **SOPHIE'S PLACE CPA INITIATION – PROJECT NO. 666698**

City Council District: 3 Plan Area: Linda Vista

Staff: Shannon Mulderig

Sophie's Place Community Plan Amendment Initiation

The approximately 1.04-acre site is located at 6736 Linda Vista Road in the Linda Vista Community Plan area.

The applicant is requesting the initiation of an amendment to the Linda Vista Community Plan to change the land use designation of the site from Low-Medium Density Residential (9-<15 dwelling units per acre) to Medium-High Density Residential (30-<43 dwelling units per acre). Report No. [PC-20-044](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.