

**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, September 24, 2020**

**VIRTUAL HEARING**

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 24, 2020 AT 9:00 A.M.  
VIRTUAL HEARING**

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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**

[Signup online via webform](#) no later than 8 AM day of meeting in order to participate via phone during the Planning Commission public hearing. Please go to the Planning Commission website for further instructions.

**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](mailto:planningcommission@sandiego.gov) or submit via U.S. Mail to 1222 First Avenue, MS 501 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 at their scheduled time on [YouTube](#).

**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 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](mailto: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](mailto: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**

ITEM-1: \* **915 GRAPE STREET TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT AMENDMENT - PROJECT NO. 570078**

City Council District: 3                      Plan Area: Downtown

Staff: Nicole Pare

Tentative Map (TM) and Coastal Development Permit (CDP) Amendment for the creation of 70 residential condominium units within an 8-story mixed-use building, under construction. The .33-acre site is located at 915 West Grape Street on the south side of Grape Street between

California Street and Pacific Highway in the Downtown Community Plan area. 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-20-057](#)

**PROPOSED ACTION:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**APPROVAL OF THE MINUTES**

- May 7, 2020
- May 14, 2020
- May 28, 2020

**DISCUSSION ITEMS**

ITEM-2: ***Appeal of the Hearing Officer's decision on July 15, 2020***

**LA JOLLA MESA CDP/SDP - PROJECT NO. 639439**

City Council District: 1                      Plan Area: La Jolla

Staff: Xavier Del Valle

The La Jolla Mesa CDP/SDP is a Coastal Development Permit and Site Development Permit for an addition to an existing one-story, 4,135 square-foot single-family residence with attached 689 square-foot garage for a total of 4,824 square feet at a site located at 5911 La Jolla Mesa Drive. The project includes the construction of a 1,175 square-foot master suite addition to the existing residence, a pool, and a detached 907 square-foot accessory structure over a basement. The 0.78-acre site contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources, and is in the RS-1-2 Zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, and the Parking Impact Overlay Zone (Coastal) within the La Jolla Community Plan Area. The project was determined to be exempt from the California Environmental Quality Act pursuant to Sections 15301(e) – Existing Facilities and 15303(e) – New Construction. Report No. [PC-20-054](#)

**PROPOSED ACTION:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

***NOTE: Staff will be requesting a continuance to date certain of October 8, 2020***

ITEM-3: **Continued from August 20, 2020:**

**\* 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](#).

**PROPOSED ACTION:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-4: \* **COSTA VERDE REVITALIZATION - PROJECT NO. 447943**

City Council District: 1 Plan Area: University

Staff: Martha Blake

General Plan Amendment, Community Plan Amendment, Specific Plan Amendment; Site Development Permit, Planned Development Permit, and Neighborhood Development Permit No. 2411303 amending Planned Development Permit No. 90-1109 and Planned Commercial Development Permit 85-0783; Vesting Tentative Map; and Public Right-of-Way and Easement Vacations. The project proposes the reconfiguration and expansion of an existing 178,000-square foot commercial shopping center to add approximately 40,000 square feet of commercial office, 360,000 square feet of research and development uses, and the addition of a 10-story, 200-room hotel. The 13.9-acre site is located on the north west corner of Nobel Drive and Genesee Avenue, in the RS-1-14 Zone within the Costa Verde Specific Plan area of the University Community Plan in Council District 1. Environmental Impact Report No. 477943/SCH No. 201607103. Report No. [PC-20-058](#)

**PROPOSED ACTION:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.