

**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, October 8, 2020**

**VIRTUAL HEARING**

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 8, 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**

[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**

#### **APPROVAL OF THE AGENDA**

#### **DIRECTOR'S REPORT**

#### **COMMISSION COMMENT**

#### **DISCUSSION ITEMS**

ITEM-1: **\* PHR UNIT 22B AMENDMENT – PROJECT NO. 655758**

City Council District: 1                      Plan Area: Pacific Highlands Ranch

Staff: Jeffrey Peterson

PHR UNIT 22B AMENDMENT: Planned Development Permit (PDP), Site Development Permit (SDP), Vesting Tentative Map (VTM), and Easement Vacation (EV) for an amendment to SDP No. 4651, PDP No. 4652, and VTM No. 4653, to increase the number of previously approved single-family dwelling lots from 76 to 81 and transfer 13 affordable units offsite to Del Mar Highlands Estates. The 19.67-acre project site is located at Rancho Santa Fe Farms Road and Carmel Valley Road in the AR-1-1 and RS-1-14 Zone of the Pacific Highlands Ranch Community Plan area and Council District 1. The project is in conformance with the previously certified environmental document (Pacific Highlands Ranch Units 17-22A Findings to a Master Environmental Impact Report (MEIR) to the Pacific Highlands Ranch (Subarea III) Subarea Plan (LDR No. 41-0185, Findings to MEIR No. 96-7918/SCH No. 97111077). Report No. [PC-20-048](#).

**PROPOSED ACTION:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

ITEM-2: **AN AMENDMENT TO THE CITY'S MUNICIPAL CODE AND LOCAL COASTAL PROGRAM TO IMPOSE A LICENSE REQUIREMENT AND OPERATING REGULATIONS FOR SHORT TERM RESIDENTIAL OCCUPANCY INCLUDING HOSTING PLATFORMS AND REPEAL REGULATIONS FOR BED AND BREAKFAST AND BOARDER LODGING**

City Council District: All                      Plan Area: Citywide

Staff: Venus Molina

An ordinance will be presented that regulates Short Term Residential Occupancy (STRO). The ordinance amends the Municipal Code to include short term residential occupancy licensing; operating regulations; and repeal the bed and breakfast, and boarder and lodger uses and regulations. Additionally, the amendments regulate hosting platforms and booking services, hosts, good neighbor policies, enforcement and establish limits on the number of licenses. Report No. [PC-20-064](#), [Draft Ordinance](#), and [Mission Beach Community Plan Area](#).

**PROPOSED ACTION:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.