

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, December 17, 2020

VIRTUAL HEARING



**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 17, 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 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. 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

ITEM-1: *Continued from November 19, 2020*

consistent with the State density bonus law, specifically Assembly Bill (AB) 1763 and its amendments to Government Code Section 65915 to increase the total number of units to 75, in compliance with the Affordable Housing Density Bonus Regulations, Government Code, and with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.87-acre project site is located at 4021, 4035, 4037, 4061 Fairmount Avenue in the CU-2-3 zone of the Central Urbanized Planned District within the City Heights community of the Mid-City Communities Plan area. Additionally, the project site is within the Parking Standards Transit Priority Area, the Transit Area Overlay Zone, and the Transit Priority Area. Environmental Impact Report No. 661800 / SCH No. 2017081051. [PC-20-070](#)

PROPOSED ACTION:

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION:

Approve the Project

ITEM-4: LILLIAN LENTELL COTTAGE- PROJECT NO. 560771

City Council District: 1 Plan Area: La Jolla

Staff: Martha Blake

Lillian Lentell Cottage: Site Development Permit, Coastal Development Permit, and Neighborhood Development Permit to relocate a historically designated cottage approximately 30 feet to the north of its existing location, and to allow for additions to the existing cottage on the receiver site including new garage with second floor studio, providing a connection to the relocated cottage. The 0.04-acre donor site is located at 7754 Bishops Lane, and the receiver site is located at 817 Silverado Street and is within the La Jolla Community Plan area. Mitigated Negative Declaration. [PC-20-071](#)

PROPOSED ACTION:

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION:

Approve the Project

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

**ITEM-5: *Appeal of Development Services Department staff decision of September 25, 2020*
CHALCEDONY/KENDAL NDP- PROJECT NO. 640030**

City Council District: 2 Plan Area: Pacific Beach

Staff: Elisa Flores

An appeal of the Development Services Department’s decision approving a Neighborhood Development Permit to allow deviations from the RM-1-1 Zone lot area, dimensions and setbacks requirements for purposes of a lot line adjustment, a remodel and addition to an existing 959 square-foot single dwelling unit at 1780 Chalcedony Street, and the conversion of an existing office to a garage within an existing 1,273 square-foot dwelling unit at 4812 Kendall Street. The 0.14-acre project site is in the RM-1-1 Zone, and the and the Coastal Height Limit, Parking Standards Transit Priority Area, and the Transit Priority Area Overlay Zones within the Pacific Beach Community Plan area in Council District 2. The project was determined to be categorically exempt from the California Environmental Quality Act and the opportunity to appeal that determination ended September 4, 2020. Therefore, the scope of the subject hearing only includes the project. [PC-20-067](#)

PROPOSED ACTION:

Process 2. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION:

Deny the Appeal

ITEM-6: **CASA DE LAS CAMPANAS GENERAL/COMMUNITY PLAN AMENDMENT INITIATION
PROJECT NO. 674446**

City Council District: 5 Plan Area: Rancho Bernardo

Staff: Tony Kempton

Initiation of a General/Community Plan Amendment to the Rancho Bernardo Community Plan to re-designate two parcels totaling 10.2-acres located at 18655 West Bernardo Drive from Open Space to Medium Density Residential 14 to 29 dwelling units per acre. This initiation is exempt from environmental review. [PC-20-069](#)

PROPOSED ACTION:

Approve or Deny the Initiation

DEPARTMENT RECOMMENDATION:

Approve the Initiation