

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, February 11, 2021

VIRTUAL HEARING



**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 11, 2021 AT 9:00 A.M.
VIRTUAL HEARING**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING
PLANNING COMMISSION MEETING ACCESS AND PUBLIC COMMENT:**

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:

JOINING THE WEBINAR AND OFFERING PHONE-IN TESTIMONY:

Starting February 11, 2021, the Planning Commission meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

THE LINK TO JOIN THE WEBINAR BY COMPUTER, TABLET, OR SMARTPHONE IS:

<https://sandiego.zoomgov.com/j/1600644230>

TO JOIN BY USING IPHONE ONE-TAP:

US: 1-669-254-5252 or 1-646-828-7666 or 1-669-216-1590 or 1-646-828-7666

TO JOIN BY TELEPHONE:

Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864

When prompted, input **Webinar ID: 160 064 4230**

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

When the Chairman introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial *6 on your phone.

WRITTEN COMMENT THROUGH WEBFORM:

Comment on Agenda Items may be submitted (no later than 8 AM day of meeting in order to participate) 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. Please go to the Planning Commission website for further instructions.

Non-Agenda Public Comment 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 for it to be distributed to the Planning Commission.

WATCH THE MEETING:

The public may view the meetings at their scheduled time on [YouTube](#).

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS:

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 Hearing Support 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.

GENERAL INFORMATION:

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/ceqa>.

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).

AGENDA PUBLIC COMMENTS**NON-AGENDA PUBLIC COMMENTS:****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: **EXPEDITE***** DEL MAR HIGHLANDS ESTATES AMENDMENT – PROJECT NO. 655778**

City Council District: 1 Plan Area: Pacific Highlands Ranch Subarea Plan

Staff: Martin Mendez

Del Mar Highlands Estates Amendment: Site Development Permit (SDP) and Planned Development Permit (PDP) to amend SDP No. 1828039 and PDP No. 1783449 to construct 20 multi-family affordable housing dwelling units and six market rate dwelling units for a total of 26 multi-family dwelling units within five buildings. The 1.80-acre site is located at 14163 Old El Camino Real in the AR-1-1 (Agricultural-Residential) and OC-1-1 (Open Space- Conservation) Zones within the Pacific Highlands Ranch Subarea Plan area. The site is a part of Unit 10, Lot 149, of the Del Mar Highlands Estates (DMHE) project that was approved in 1997. The project site is adjacent to the Multiple Habitat Planning Area (MHPA) open space to the southeast on a separate parcel. All surrounding habitat (MHPA and non MHPA) has been conserved as a result of implementation of DMHE project. Addendum No. 655778 (Addendum to Environmental Impact Report (EIR) No. 94-0576/SCH No. 96-121073). [PC-21-006](#)

PROPOSED ACTION:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-2: ***CALIFORNIA THEATRE SDP/NDP/NUP/TM**

City Council District: 3 Plan Area: Downtown

Staff: James Alexander

Site Development Permit (SDP), Neighborhood Development Permit (NDP), Neighborhood Use Permit (NUP), and Tentative Map (TM) for the construction of a 41-story, 431-foot tall mixed-use development known as California Theatre, comprised of 336 dwelling units, 190 hotel guest rooms, 3,686 square feet of commercial space, and 194 parking spaces located on the 25,101 square foot site at 1122 Fourth Avenue on the north side of C Street between Third and Fourth avenues in the Downtown Community Plan area. The request includes a SDP for demolition of a historical resource (California Theatre, HRB Site No. 291), NDP for eight deviations from the development regulations and the construction of private structures in the public right-of-way, NUP for a comprehensive sign plan, and TM for the creation of 336 residential condominiums units. The Project is within the scope of the previously certified Downtown Final Environmental Impact Report as amended and no additional environmental document is required under the California Environmental Quality Act. [PC-21-005](#)

PROPOSED ACTION:

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION:

Approve the Project

APPROVAL OF THE MINUTES:

- August 20, 2020
- September 24, 2020
- October 1, 2020
- October 8, 2020
- October 22, 2020
- November 19, 2020
- December 3, 2020
- December 17, 2020

APPROVAL OF THE AGENDA:**DIRECTOR'S REPORT:****COMMISSION COMMENT:****DISCUSSION ITEM:****ITEM-3: BARRIO LOGAN COMMUNITY PLAN UPDATE - WORKSHOP**

Staff: Michael Prinz

Barrio Logan is one of the oldest and most culturally rich urban neighborhoods in San Diego. The community comprises approximately 1,000 acres located south of downtown San Diego, west of Interstate-5, east of the Unified Port of San Diego, United States Naval Base San Diego and San Diego Bay, and north National City.

The Barrio Logan Community Plan Update (CPU) was adopted in 2013 following a five-year community engagement process; it was repealed by referendum in 2014. In 2020, the Barrio Logan Community Planning Group (BLCPG), Environmental Health Coalition, and the Ship Building/Repair Industry reached an agreement to recommend land uses that would result in the 2013 plan being resolved. Staff is working with the BLCPG and the community to review the agreement recommendations and identify any revisions or additions that could be incorporated into the updated Community Plan. Staff will provide a review of the Plan Update process and seek input from the Planning Commission on key land use, mobility, and public space recommendations developed through the CPU process. [PC-21-004](#)

WORKSHOP ITEM ONLY:**NO ACTION WILL BE TAKEN BY THE COMMISSION:**