



THE CITY OF SAN DIEGO

**Planning Commission  
Agenda  
February 25, 2021 at 9:00 A.M.  
Virtual Meeting**

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**PLANNING COMMISSIONERS**

- William Hofman – Chairperson
- James Whalen – Vice-Chairperson
- Douglas Austin
- Dennis Otsuji
- Vicki Granowitz
- Matthew Boomhower
- Kelly Moden

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.

The City is providing alternatives to in-person attendance for viewing and participating in the meetings. Instead 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](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 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 calling 619-321-3208 or emailing [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) at least two business days before the meeting. The City is committed to resolving all accessibility requests swiftly.
- **Items Marked with Asterisks:** 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>.

- **Consent Agenda:** 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 1 hour 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            ATC USIU - PROJECT NO. 658402**  
 City Council District: 5  
 Plan Area: Scripps Miramar Ranch  
 Staff: Will Zounes

The ATC USIU project proposes the continued operation of an existing Wireless Communication Facility (WCF) constructed as a 55-foot faux broadleaf tree with two sets of antennas, one for Verizon Wireless and one for Sprint. The existing WCF houses eight (8) directional antennas and six (6) Remote Radio Units (RRUs) for Verizon and nine (9) directional antennas and nine (9) RRUs for Sprint, which provide service to the university, surrounding Pomerado Road and residential area. Additional branching to further screen the antennas is proposed as part of this application. Two equipment enclosures would remain to serve the carriers screened with landscaping. The project is located at 10455 Pomerado Road within the RS-1-8 zone within the Scripps Miramar Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act and the opportunity to appeal that determination ended February 4, 2021. Report No [PC-21-003](#)

#### **PROPOSED ACTION**

Process 4. Approve or deny the project.

#### **DEPARTMENT RECOMMENDATION**

Approve the project.

**ITEM-2 HOME DEPOT MISSION VALLEY – PROJECT NO. 657591**

City Council District: 3 & 7  
 Plan Area: Mission Valley  
 Staff: Martha Blake

Home Depot Mission Valley: Planned Development Permit, Site Development Permit, Neighborhood Development Permit, Public Utility Easement Vacation and Public Right-of-Way Vacation. The 13.46-acre site is located at 1561 & 1865 Camino del Rio South in the CR-2-1 Zone within the Mission Valley Community Plan area. The project would demolish two existing buildings and construct a new Scottish Rite building (approximately 40,000 square feet), and Home Depot (approximately 106,688 square feet of building and approximately 17,916 square feet of garden center, and 155,013-square-foot parking garage), vacate portions of Camino Del Rio South and relocate a storm drain. Addendum to EIR. Report No. [PC-21-010](#).

**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-3 LUMINA II – PROJECT NO. 625830**

City Council District: 8  
 Plan Area: Otay Mesa  
 Staff: Travis Cleveland

Tentative Map & Neighborhood Development Permit for the future development of 132 condominium dwelling units on a lot that has not been previously mapped and monumented. Future units would require the processing of a separate Neighborhood Development permit. The 4.98-acre lot is located in the RM-2-5 Zone in the Otay Mesa Community Plan and City Council District 8. One existing unit will be demolished. Report No [PC-21-011](#)

**PROPOSED ACTION**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION**

Approve the project.

**APPROVAL OF THE MINUTES**

**Trailed from February 11, 2021**

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

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

**ADJOURNMENT**