



THE CITY OF SAN DIEGO

## PLANNING COMMISSION AGENDA

**January 19, 2023 at 9:00 A.M.**

**City Administration Building, 12<sup>th</sup> Floor,  
202 C Street, San Diego, California 92101**

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### PLANNING COMMISSIONERS

- William Hofman – Chair
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Modén - Vice-Chair
- Ted Miyahara
- Carmen Vann

### **CURRENT PLANNING COMMISSION DOCKETS AND BROWN ACT COMPLIANCE - COVID-19 PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS AND PUBLIC COMMENT.**

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Planning Commission to use teleconferencing and to provide the public an opportunity to address the Planning Commission via a call-in option or an internet-based service option, during a proclaimed state of emergency. On November 1, 2022, the San Diego City Council declared an existing proclaimed state of emergency and under amended Assembly 361 that their findings apply to all boards, commissions, and committees of the City of San Diego.

Members of the public in attendance at the Planning Commission meetings are encouraged to maintain social distancing in Chambers. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Planning Commission meetings.

In lieu of in-person attendance, members of the public may also participate and provide comment via telephone, ZOOM, using the Planning Commission [webform](#), or via U.S. Mail of written materials, as follows:

### **HYBRID MEETING**

**The link to join the webinar by computer, tablet, or smartphone is:**

<https://sandiego.zoomgov.com/j/1612210047>

**To join by telephone:**

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

When prompted, input **Webinar ID: 161 221 0047**

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

Please fill out a speaker slip located at the entrance to Council Chambers. Indicate the item you wish to speak on as well as other requested information. Then submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

**VIA VIRTUAL PLATFORM**

When the Chairperson 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 Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

**Please Note:** Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

**WRITTEN COMMENT THROUGH WEBFORM:**

**Comment on Agenda Items, Non-Agenda Public Comment** may be submitted using the [webform](#) indicating the comment type and item number (if relevant) for which you wish to submit your comment. Comments received by 7:00 AM the day of the meeting will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above 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.

**Written Materials.** Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via U.S. Mail must be received the business day prior for it to be distributed to the Planning Commission.

**WATCH THE MEETING**

If the meeting is being held in Council Chambers the public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#)

If the meeting is NOT being held in Council Chambers the public may view the meetings on their scheduled time on YouTube or within 24 to 48 hours of the meeting depending upon technical streaming issues.

**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 [webform](#) hour prior to the start of the meeting. Comments received by 7:00 AM the day of the meeting will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 200 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

#### **ANNOUNCEMENTS/NON-AGENDA 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 7:00 AM the day of the meeting will be distributed to the Planning Commission and posted online with the meeting materials. 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**

#### **REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA**

#### **APPROVAL OF THE MINUTES**

- [December 1, 2022](#)
- [December 15, 2022](#)

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

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

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1:**

**BELLA MAR APARTMENTS – PROJECT NO. 631240**

*(request to be continued until 2/16/2023)*

**City Council District:** 8 **Plan Area:** Otay Mesa Nestor

**Staff:** Martin Mendez

A General Plan/Community Plan Amendment to re-designate the land use from Open Space To Medium Density Residential; A Rezone from AR-1-2 and OF-1-1 to RM-2-5; A Tentative Map to divide one parcel into two; A Site Development Permit; A Local Coastal Program Amendment to create consistency with the proposed Community Plan amendment and Coastal Development Permit; Neighborhood Development Permit for proposed deviations; and a Multihabitat Planning Area Boundary Line Adjustment to construct 380 multifamily units within two parcels (North [280 Units] and South Neighborhood [100 Units]).

The 14.62-Acre site is located at 408 Hollister Street. The site is within the Coastal Overlay Zone, Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone, Parking Standards Transit Priority Area Overlay Zone, Transit Priority Area Overlay Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Brown Field–Review Area 2), Federal Aviation Administration (FAA) Part 77 Noticing Area, Federal Emergency Management Administration (FEMA) Floodways [FW]/Floodplains [FP] (FW/FP 100, FP 500), Brush Zones With 300 Foot Buffer, Very High Fire Severity Zone, and Outdoor Lighting Zones (Lighting Zone 3–Medium). Mitigated Negative Declaration No. 631240/Sch No. TBD for impacts to Biological Resources, Historical Resources, and Tribal Cultural Resources with a Mitigation Monitoring Reporting Program.  
REPORT NO PC-23-001

**PROPOSED ACTION**

Process 5. Recommend Approval or Denial to the City Council

**DEPARTMENT RECOMMENDATION**

Recommend Approval to the City Council

**ITEM 2:**

**VERIZON PADRE GOLD – PROJECT NO. 670977**

**City Council District:** 7 **Plan Area:** Linda Vista

**Staff:** Ian Heacox

Planned Development Permit and Neighborhood Development Permit for the continued operation of a Wireless Communication Facility (WCF) located within an existing 76-foot-high stealth tower providing 12 panel antennas and six (6) Remote Radio Units. The project is located at 7245 Linda Vista Road in the CC-1-3 zone. This project is exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

[REPORT NO. PC-23-003](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project

**DEPARTMENT RECOMMENDATION**

Approve the Project

**ADJOURNMENT**