



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

November 17, 2022 at 9:00 A.M.

Virtual Meeting - ONLY

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 may participate and provide comment via telephone, ZOOM, using the Planning Commission [webform](#), or via U.S. Mail of written materials, as follows:

VIRTUAL MEETING

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

<https://sandiego.zoomgov.com/j/1602771962>

To join by telephone:

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

When prompted, input **Webinar ID: 160 277 1962**

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

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.

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 at 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 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 AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: *Appeal of Staff Decision 9/16/2022*

1542 COPA DE ORO SCR – PROJECT NO. 699239

City Council District: 1 **Plan Area:** La Jolla Community

Staff: Jose Bautista

Appeal of a Substantial Conformance Review (SCR) to revise a previously approved and issued Coastal Development Permit No. 2482866. The 0.24-acres site is located at 1542 Copa De Oro Drive in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit, Parking Impact Overlay Zones within the La Jolla Community Plan Area. The SCR approved adding 281 square feet for a total of 3,936 square feet to the single-family residence. This SCR was approved by staff on August 31, 2022. On September 15, 2022, the SCR was appealed by attorney Cynthia Morgan-Reed on behalf of appellant John Venekamp. [Report No. PC-22-059 \(w/Attachment 1-8\), Attachment 9 \(part 1\), Attachment 9 \(part 2\), Attachment 10-12](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM 2: GRAVILLA TOWNHOMES - PROJECT NO. 696299

City Council District: 1 **Plan Area:** La Jolla

Staff: Oscar Galvez III/Grecia Aceves

Coastal Development Permit and Vesting Tentative Map for a new two-story multifamily building with 12 for-sale condominiums, 13 parking spaces below grade, located at 6710 La Jolla Bl. The project site allows eight units plus an additional four with the inclusion of one affordable housing unit. The proposed development will be using an affordable housing density bonus and incentives to allow a 100 percent residential development and increased density on site. The 0.23-acre site is in the La Jolla Planned District 4, Coastal Overlay (Non-appealable) Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-fill Development.

[Report No. PC-22-058](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 3: TURQUOISE PLACE VTM/CDP – PROJECT NO. 1052070

City Council District: 2 **Plan Area:** Pacific Beach

Staff: Jesus Murillo

Vesting Tentative Map and Coastal Development Permit to amend Coastal Development Permit No. 2375978 for the consolidation and subdivision of four existing lots and an adjacent vacated alley into one lot for a 20-unit, multi-family residential condominium development, currently under construction under a separate permit, and a waiver of the requirement to underground existing off-site utilities. The 0.29-acre site is located at 891 Turquoise Street in the CC-4-2 zone and the Coastal Overlay zone (Non-appealable) within the Pacific Beach Community Plan area. Council District 2. Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15305, Minor Alterations to Land Use Limitations.

[Report No. PC-22-060](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 4: COLLEGE AREA COMMUNITY PLAN UPDATE – WORKSHOP

City Council District: 9 **Plan Area:** College Area

Staff: Nathen Causman

This is a workshop for the Planning Commission to provide input on the College Area Community Plan Update. No action is required on the part of the Planning Commission at this time. [Report No. PC-22-040](#)

WORKSHOP ONLY

No Action will be taken.

ADJOURNMENT