



THE CITY OF SAN DIEGO

Planning Commission Agenda
December 2, 2021 at 9:00 A.M.
Virtual Meeting

PLANNING COMMISSIONERS

- William Hofman – Chairman
- James Whalen – Vice-Chairman
- Douglas Austin
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Moden

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT:

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), as amended by [Assembly Bill 361](#), which suspends certain requirements of the Ralph M. Brown Act during a proclaimed state of emergency when measures to promote social distancing are in effect or the City has determined meeting in person would present imminent risks to the health or safety of attendees

During the current State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, the Planning Commissioners will be participating in Planning Commission meetings by teleconference and/or videoconference. There will be no members of the public in attendance at the Planning Commission meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, Zoom, 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 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, 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 need to be received the business day prior for it to 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.

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](#) 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](https://www.sandiego.gov/ceqa) 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.

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 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

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

APPROVAL OF THE MINUTES

- May 13, 2021
- May 22, 2021
- June 3, 2021

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM-1 Continued from November 4, 2021

Appeal of Hearing Officer Decision from August 18, 2021
***GATEWAY CANNABIS OUTLET CUP – PROJECT NO. 660383**
 City Council District: 9
 Plan Area: Southeastern San Diego
 Staff: Travis Cleveland

Request for a Conditional Use Permit (CUP) to allow the operation of a 2,995-square-foot Cannabis Outlet in Suites 107 and 108 within an existing three-story, 42,530-square-foot commercial building located at 995 Gateway Center Way in the IL-3-1 Zone within the Southeastern San Diego Community Plan area. Negative Declaration No. 660383 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Based on the Initial Study, no significant impacts were identified, and no

mitigation is required. This is an appeal of the Hearing Officer's approval decision on August 18, 2021. Report No. [PC-21-050, Part 1, Part 2](#)

PROPOSED ACTION

Process 3. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM-2 *Appeal of Staff Decision from October 13, 2021*

***NIMITZ CROSSING**

City Council District: Peninsula

Plan Area: 2

Staff: Martha Blake

Neighborhood Use Permit for Interim Ground Floor Residential Use for up to twelve studio apartments on the first floor that was permitted as retail/commercial space at 3903 Voltaire Street. The 0.54-acre site is in the CC-3-5 Zone, ALUCP Noise Contours (SDIA), AAOZ, AIA (Rev Area 1 – SDIA), FAA (SDIA/NAS), CHLOZ, CPIOZ-B within the Peninsula Community Plan area. Environmental Consistency Determination 15162 to Mitigated Negative Declaration No. 164585 [Report No. PC-21-060](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM-3 **COX COMMUNICATION SDP**

City Council District: Mira Mesa

Plan Area: 2

Staff: Nilia Safi

A Site Development Permit for proposed Cox Communication facilities consisting of one cabinet, in the right-of-way, at 9434 Kearny Mesa Road. The site is in the IL-2-1 zone, within the Mira Mesa Community Plan area. CD 2. The project is exempt from CEQA. [Report No. PC-21-054](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM-4 SKYLINE/PARADISE HILLS (BRIARWOOD) COMMUNITY PLAN AMENDMENT INITIATION

City Council District: Skyline/Paradise Hills

Plan Area: 4

Staff: Tony Kempton

A request to initiate a General/Community Plan Amendment to redesignate a 1-acre vacant site from Residential-Low (0-10 dwelling units per acre) to Neighborhood Commercial in the Skyline/Paradise Hills Community Planning Area. Exempt from Environmental.

[Report No. PC-21-051](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ADJOURNMENT