



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

December 15, 2022 at 9:00 A.M.

City Administration Building, 12th Floor,
202 C Street, San Diego, California 92101

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/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:**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 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: T-MOBILE MONOGAHELA – PROJECT NO. 674122

City Council District: 2 **Plan Area:** Clairemont Mesa
Staff: Nilia Safi

The project is a Conditional Use Permit (CUP), Planned Development Permit (PDP) and Site Development Permit (SDP), a request for the continued use of an existing WCF. The project proposes replace two (2) 14-foot tall micropoles with a 26-foot-tall faux elm tree supporting six (6) antennas and the associated equipment located inside an enclosure remain the same. The site is located at 4985 Monogahela Street in the RS-1-7, Residential Single-Family Zone of the Clairemont Mesa Community Plan.

The project was determined to be categorically exempt from the California Environmental Quality Act per Section 15302 (Replacement or Reconstruction). [Report No. PC-22-065](#), [Memo](#).

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 2: AIR RIGHTS TOWER – PROJECT NO. 1066848

City Council District: 3 & 8 **Plan Area:** Downtown & Barrio Logan
Staff: James Alexander

Site Development Permit and Coastal Development Permit for the relocation of a historical resource (Andrew Cassidy Home, HRB No. 238) from a 5,013-square-foot site at 1620 Union Street in the Downtown Community Plan area (Council District 3) to a 21,042-square-foot site at 2642-2648 Newton Avenue in the Barrio Logan Community Plan area (Council District 8) and construction at 1620 Union Street of a 24-story, 250-foot tall residential development with 73 dwelling units (including eight affordable units). 1620 Union Street is within the Residential Emphasis land use district of the Centre City Planned District, the Fine Grain Overlay, Little Italy Sun Access Overlay, and Airport Land Use Compatibility Overlay Zone. 2642-2648 Newton Avenue is within Subdistrict A of the Barrio Logan Planned District, the Coastal Overlay Zone, and Airport Land Use Compatibility Overlay Zone. The project is within the scope of the previously certified Final Environmental Impact Reports for the Downtown Community Plan, the City of San Diego Climate Action Plan, the Complete Communities Housing Solutions and Mobility Choices, and the Barrio Logan Community Plan Update. No additional environmental document is required under the California Environmental Quality Act. [Report No. PC-22-066](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 3: T-MOBILE JOHNSON RESIDENCE – PROJECT NO. 674760

City Council District: 9 **Plan Area:** Mid City-Kensington Talmadge
Staff: Nilia Safi

A Conditional Use Permit, and Site Development Permit for a Wireless Communication Facility consisting of two 20-foot tall monopoles supporting two (2) panel antennas each with Fiberglass Reinforced Plastic (FRP) decorative screens and an equipment enclosure on the ground. The project is located at 4770 Norma Drive in the RS-1-1 Residential Single Family, zone of the Mid-City Kensington Talmadge Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act, Section 15303 (New Construction). [Report No. PC-22-067](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 4: VERIZON SAN DIEGO ZOO – PROJECT NO. 699293

City Council District: 3 **Plan Area:** Uptown
Staff: Ian Heacox

Conditional Use Permit and Neighborhood Development Permit for continued use and upgrade of the Wireless Communication Facility (WCF) by removing four (4) panel antennas to install six (6) panel antennas and two (2) Remote Radio Units. The existing four (4) Fiberglass Reinforced Panel boxes will be replaced. The existing equipment enclosure is 332-square-feet. The project is located at 666 Upas Street in the RM-4-10 zone and the FAA Part 77 Noticing Area. This project is exempt from the California Environmental Quality Act under CEQA Guidelines 15302 (Replacement or Reconstruction). [Report No. PC-22-053](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 5: AT&T MISSION CHATEAU – PROJECT NO. 1049514

City Council District: 7 **Plan Area:** North Park

Staff: Karen Howard

Conditional Use Permit (Process 4) to modify an existing Wireless Communication Facility (WCF) that consists of six (6) antennas behind fiberglass reinforced panels (FRP) boxes and ancillary equipment located within an interior equipment room within the existing building. The project is located at 2120 Mission Avenue in the RM-1-1 zone . The project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities).

[Report No. PC-22-068](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 6: 3774, 3780-3786 5th AVENUE – PROJECT NO. 1049650

City Council District: 3 **Plan Area:** Uptown

Staff: Bryan Hudson

Site Development Permit for the demolition of a Historical Resource (HRB # 22-043) and the construction of a mixed-use infill development project that would provide 43 residential units, 22 visitor accommodation units, a 4,812-square-foot rooftop common open space area, 2,960-square-foot commercial space, 1,000-square-foot office space and 33 parking spaces. The 0.32-acre site is located in the CC-3-9 zone with the Uptown Community Plan area. An Addendum to the Uptown Community Plan update Programmatic Environmental Impact Report No. 380611/SCH No. 2016061023 (certified on November 14, 2016, Resolution Number 310766).

[Report No. PC-22-069](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ADJOURNMENT