



THE CITY OF SAN DIEGO

**Planning Commission Agenda**  
**December 16, 2021 at 9:00 A.M.**  
**Virtual Meeting**

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**PLANNING COMMISSIONERS**

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

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**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](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](#) 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](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](mailto: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
- June 10, 2021
- July 22, 2021
- September 9, 2021

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1: \*HEALTHCARE CUP AMENDMENT – PROJECT # 689937**

**City Council District:** 9 **Plan Area:** Mid City: Eastern Area

**Staff:** Bryan Hudson

Healthcare CUP Amendment - Amendment to the existing Conditional Use Permit No. 124820 due to the change of management to an existing drug and alcohol rehabilitation residential care facility. The 0.86-acre site is within the CUPD-CU-2-3 zone and RM-2-5 zone, located at 4890 67th Street.

The existing Negative Declaration (No. 92-0441) was prepared and certified for the original project will be utilized for the amendment in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous Negative Declaration. [Report No. PC-21-052](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ITEM 2: \* OTN PARKING LOT – Project No. 615398**

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

**Staff:** Carrie Lindsay

Conditional Use Permit, Site Development Permit, and Planned Development Permit for the construction of a satellite parking lot with 1,918 parking spaces to be operated with the adjacent CBX facility. The 28.9-acre project site is located on unaddressed, San Diego County Assessor Parcel Numbers 667-060-11-00 and -12-00, directly east of the CBX Facility at 2745 Otay Pacific Drive. The site is in the IBT-1-1 zone, CPIOZ-Type A overlay zone within the Otay Mesa Community Plan area. Council District 8.

Addendum No. 615398 to the Program Environmental Impact Report No. 30330/304032 (SCH NO. 2004651076) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). [Report No. PC-21-056](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ITEM 3: SPRINT UPAS CONDOS – Project No. 691449**

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

**Staff:** Ian Heacox

Conditional Use Permit and Planned Development Permit to upgrade an existing Wireless Communication Facility (WCF) by removing four (4) existing panel antennas, eight (8) existing Remote Radio Units (RRUs) and existing four (4) Fiberglass Reinforced Plastic (FRP) screen boxes and replacing the WCF with four (4) new panel antennas, four (4) new RRUs, and four (4) new screen boxes painted and textured to match the existing building. The project is located at 666 Upas St. within RM-4-10. This project is exempt from the California Environmental Quality Act (CEQA). [Report No. PC-21-058.](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ITEM 4: \*HOMES FOR ALL OF US: HOUSING ACTION PACKAGE**

**City Council District:** All **Plan Area:** Citywide

**Staff:** Renee Mezo

Homes for All of Us is a Citywide initiative aimed at producing more homes across the City that San Diegans of all income levels can afford. The Housing Action Package includes regulations to implement the requirements of Senate Bill 9, which would allow for individuals to split their lots and provide up to two units per lot. The Housing Action Package also includes amendments related to accessory dwelling units and other amendments to provide local housing incentives to increase the production of housing across the City. The item includes amendments to the San Diego Municipal Code and the Local Coastal Program. [Report No. PC-21-057](#)

**PROPOSED ACTION**

Process 5. Recommend that the City Council Approve or Deny the Amendments

**DEPARTMENT RECOMMENDATION**

Recommend that the City Council to Approve Amendments

**ITEM 5: \*CLAIREMONT SDP – Project No. 677814**

**City Council District:** 2 **Plan Area:** Clairemont

**Staff:** Martha Blake

Vesting Tentative Map, Site Development Permit, and Neighborhood Development Permit to allow the demolition of existing structures and construction of a 40 dwelling unit townhome complex consisting of eight, detached, 3-story buildings totaling 71, 291 square feet located at 3450 Clairemont Drive. The 3.28-acre site is in the RM-1-1 Zone of the Clairemont Mesa Community Plan area. Council District 2. Negative Declaration. [Report No. PC-21-061](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ADJOURNMENT**