



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

February 2, 2023 at 9:00 A.M.

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

PLANNING COMMISSIONERS

- William Hofman – Chairperson
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Modén - Vice-Chairperson
- 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 ONLINE 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](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 [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.

THURSDAY, FEBRUARY 2, 2023 AT 9:00 A.M.

ROLL CALL

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 Hearing Officer decision on 12/15/2021*
***B-WEST RESIDENCE – PROJECT NO. 643954**

Staff: Ben Hafertepe
City Council District: 1
Plan Area: La Jolla

Coastal Development Permit and Site Development Permit to amend Coastal Development Permit No. 852026 and Site Development Permit No. 852027 to construct a new two-story single dwelling unit with an attached garage and two basement levels of approximately 16,488 square-feet, which equates to a habitable area of 5,399-square feet (6,432 square-feet above ground and 10,056 square-feet of basement levels) located at 9872 La Jolla Farms Road. The 1.52-acre site is in the RS-1-2 Zone, Coastal (Appealable) Overlay Zone, and First Public Roadway within the La Jolla Community Plan area. CEQA 15162 Consistency Determination to Mitigated Negative Declaration No. 237107.

[REPORT NO PC-23-006](#)

PROPOSED ACTION

Process 3. Uphold or Deny the appeal of the Hearing Officer.

DEPARTMENT RECOMMENDATION

Uphold the appeal and approve the project with the modifications which were agreed upon between the applicant and the California Coastal Commission after the Hearing Officer's decision to approve the project on December 15, 2021.

ITEM 2: *MISSION VALLEY WEST AMENDMENT – PROJECT NO. 685501

Staff: Martha Blake
City Council District: 7
Plan Area: Mission Valley

A Community Plan Amendment to Amend the First San Diego River Improvement Project Specific Plan (FSDRIP) to remove the Mission Valley West property from the plan and bring the Mission Valley Community Plan into consistency with the FSDRIP and Rezone to remove Community Plan Implementation Overlay Zone (CPIOZ) from the property. The 19.82-acre project site is located at 1072 Camino Del Rio North within the EMX zone of the Mission Valley Community Plan area. CEQA 15162 Consistency Determination to Environmental Impact Report No. 518009.

[REPORT NO PC-23-002](#)

PROPOSED ACTION

Process 5. Recommend Approval or Denial to the City Council

DEPARTMENT RECOMMENDATION

Recommend Approval to the City Council

ITEM 3: *THE RESIDENCES AT 800 COAST BOULEVARD – PROJECT NO. 677297

Staff: Catherine Rom

City Council District: 1

Plan Area: La Jolla

Coastal Development Permit, Site Development Permit, Neighborhood Development Permit, and Tentative Map to consolidate two existing lots into one, demolish five (5) structures, remodel three (3) cottages, and construct six (6) new residential condominium units. The project site is located at 811-821 and 825-827 Coast Boulevard South in the LJPD-Area 5 Zone, and the Coastal (non-appealable), Coastal Height, Beach Parking Impact, and the Transit Area Overlay Zones of the La Jolla Community Plan. CEQA Mitigated Negative Declaration No. 677297.

[REPORT NO PC-23-005](#)

PROPOSED ACTION

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION

Approve the project

ADJOURNMENT