



THE CITY OF SAN DIEGO

MARCH 30, 2023 at 9:00 A.M.
PLANNING COMMISSION AGENDA
HYBRID MEETING

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

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

Effective February 10, 2023, the Planning Commissioners will be in person and the meeting will be open for in-person testimony. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas.

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:

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 DURING PUBLIC COMMENT:

In Person for Agenda Items and Non-Agenda Public Comment: Please fill out a speaker slip located at the entrance to the meeting. 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 for Agenda Items and Non-Agenda Public Comment: When the Chairperson introduces the item (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.***

HOW TO PROVIDE WRITTEN COMMENTS:

For Agenda Items and Non-Agenda Public Comment: Submit using the [webform](#) indicating the comment type and item number (if relevant). 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 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 to be distributed to the Planning Commission.

HOW TO 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 Meetings is NOT being held in Council Chambers the public may view the meetings on their scheduled time on the [City of San Diego Public Hearings](#) YouTube channel 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 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 which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly, if you wish to be heard, please submit your [webform](#) 2 hours 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, MARCH 30, 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: *BELLA MAR APARTMENTS – PROJECT NO. 631240

Staff: Martin Mendez
City Council District: 8
Plan Area: Otay Mesa Nestor

The proposed project is a General Plan Amendment to re-designate the land use from Park, Open Space and Recreation to Residential; Community Plan Amendment to re-designate the land use from Open Space to Medium Density Residential (allowing up to 29 dwelling units per acre); Rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Residential Multiple-Unit (RM-2-5); a Local Coastal Program Amendment to create consistency with the proposed Community Plan Amendment; a San Diego Municipal Code (SDMC) amendment to Chapter 13, Article 2, Division 4 to revise the Coastal Overlay Zone map to re-designate the site from Coastal Deferred Certification; and the adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), for the development of 380 multi-family dwelling units including 100 affordable dwelling units. The 14.62-acre site is located at 408 Hollister Street. The site is currently designated Park, Open Space and Recreation within the City of San Diego General Plan and designated as Open Space within the Otay Mesa-Nestor Community Plan; and zoned Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) within the Otay Mesa-Nestor Community Planning area. The site is within the Coastal Overlay Zone (Deferred Certification), Parking Impact Overlay Zone (Coastal Impact), Airport Land Use Compatibility Overlay Zone [Brown Field, Naval Outlying Landing Field (NOFL) Imperial Beach, and Naval Air Station (NAS) North Island]. [Mitigated Negative Declaration No. 631240](#). Report No. [PC-23-001](#).

PROPOSED ACTION

Process 5. Recommend to the City Council to Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the Project.

ITEM 2: *BDM MIXED USE PROJECT – PROJECT NO. 673818

Staff: Xavier Del Valle
City Council District: 8
Plan Area: Otay Mesa

The proposed project is an affordable housing expedite project that includes a community plan amendment from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from CC-2-3 to CC-3-6, Vesting Tentative Map, Site Development Permit, Neighborhood Development Permit, Public Right-Of-Way Vacation and Public Service Easement Vacation to develop a mixed use development consisting of three to four level multi-family residential buildings with 430 dwelling units of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of the

Area Median Income, 6,000 square-feet of commercial uses, and associated site improvements on a vacant 13.44-acre site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900) within the Otay Mesa Community Plan area. [Addendum No. 673818](#) to the Otay Mesa Community Plan Update Final Program Environmental Impact Report has been prepared for the project in accordance with the California Environmental Quality Act. Report No. [PC-23-010](#).

PROPOSED ACTION

Process 5. Recommend to the City Council to Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the Project.

ADJOURNMENT