



THE CITY OF SAN DIEGO

**Planning Commission Agenda**  
**April 21, 2022 at 9:00 A.M.**  
**Virtual Meeting**

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**PLANNING COMMISSIONERS**

- William Hofman – Chairperson
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Modén - Vice-Chairperson
- Ted Miyahara
- Carmen Vann

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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](#) 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/1602771962>

**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: 160 277 1962**

### **HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:**

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, 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 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 500 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**

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 [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 500 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 MINUTES**

- [February 24, 2022](#)
- [March 10, 2022](#)
- [March 24, 2022](#)

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1:** *Appeal of DSD Staff Decision 1/3/2022*

**\* SALK INSTITUTE SCR – PROJECT NO. 687543**  
**City Council District:** 1 **Plan Area:** University  
**Staff:** Martin Mendez

The 3.09-acre site is located at 10010 North Torrey Pines Road in the RS-1-14 and RS-1-7, University Community Plan Area, Council District 1.

On January 3, 2022, DSD approved an application for Process 2 Substantial Conformance Review (SCR) to confirm that proposed project refinements align with the previously approved Coastal

Development Permit (CDP) No. 126996, Site Development Permit (SDP) No. 127002, Master Planned Development Permit (MPDP) No. 561577, Vesting Tentative Map (VTM) No. 369518, and Conditional Use Permit (CUP) No. 90-1140, approved by City Council on 10/21/2008. The modifications include an increase of 2,940-square-feet to the Torrey Pines East Building; modifications to the building elevations; addition of a passenger drop-off area on the south side of the project site; modifications to pedestrian access entryways; relocation of mechanical equipment areas, loading dock, and loading spaces; parking garage modifications; and associated revisions to landscape and site improvements. Previous Environmental Document is EIR LDR No. 44675, Certified on October 21, 2008, Project No. 44675. Report No. [PC-22-016 Part 1](#), [PC-22-016 Part 2](#)

**PROPOSED ACTION**

Process 2. Approve or Deny the Appeal

**DEPARTMENT RECOMMENDATION**

Deny the Appeal

**ITEM 2:** Continued from to 3/24/2022

**BUILD BETTER SD**

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

**Staff:** Liz Saidkhanian

Build Better SD is a citywide initiative to support San Diego's equity, climate, housing, and conservation goals. Better Build SD will create a more equitable funding system for public facilities such as libraries, streets, pedestrian, and bike facilities and prioritize public investments in areas with the greatest need. Build Better SD will include an amendment to the City's General Plan, restructured development impact fees, an update to the City's Regional Transportation Congestion Improvement Program and amendments to the City's Land Development Code.

The Public Facilities Element Update is consistent with all other elements of the General Plan and there would be no new significant environmental impacts which were not already considered in the previous PEIR. [Report No. PC-22-011](#) and [Build Better SD Attachments](#). Other relevant documents, such as unit cost memos, nexus studies, DIF comparisons, and the DIF calculator can be found on the [Build Better SD website](#) under "Relevant Documents"

**PROPOSED ACTION**

Process 5. Recommend that the City Council Approve or Deny the Amendments to the General Plan, the Land Development Code, and the Land Development Manual.

**DEPARTMENT RECOMMENDATION**

Recommend that the City Council Approve the Amendments to the General Plan, the Land Development Code, and the Land Development Manual.

**ITEM 3:** Staff will be requesting a continuance to May 19, 2022

**\* UNION/NEWTON SITES – PROJECT NO. 694291**

**City Council District:** 3 & 8 **Plan Area:** Barrio Logan

**Staff:** James Alexander

Site Development Permit for the relocation of a historical resource (Andrew Cassidy Home, HRB No. 238) from a 5,013 SF site at 1620 Union St. in the Downtown Community Plan area (Council District 3) to a 21,042 SF site at 2642-2648 Newton Ave. in the Barrio Logan Community Plan area (Council District 8), construction of a 24-story, 250-foot tall residential development with 73 dwelling units (DU) (including eight affordable DU) at 1620 Union St., a Coastal Development Permit for the placement of the historical resource and construction of a three-story, 33'-9" tall mixed-use development with 14 DU (including two affordable DU) and 8,975 SF of warehouse at 2642-2648 Newton Ave., and a Neighborhood Development Permit for a 4'-1/4" encroachment of the historical resource's porch stairs into the public right-of-way at 2642-2648 Newton Ave. A Tiered Mitigated Negative Declaration (SCH No. 2019060003) was prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

**PROPOSED ACTION**

Process 4. Approve or Deny the Project

**DEPARTMENT RECOMMENDATION**

Approve the Project

**ITEM 4: \* BOSA DEVELOPMENT AGREEMENT – PROJECT NO. 691185**

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

**Staff:** James Alexander

Development Agreement for the approximately 60,000 square foot site at the northeast corner of Pacific Highway and Broadway (APN 533-471-09-00) owned by Bosa Development. A previous Development Agreement approved in 2012 and amended in 2016 outlined special development regulations applicable to three properties owned by Bosa Development, including the subject property; however, while the other properties have been developed, the subject property remains undeveloped. The proposed action will rescind the 2012 Development Agreement and allow a new Development Agreement that retains the essential provisions of the 2012 Development Agreement for the undeveloped subject property only, while establishing a new expiration date. Council District 3. A consistency Evaluation was completed, which determined that the Project is within the scope of the previously certified Downtown Final Environmental Impact Report as amended and no additional environmental document is required under the California Environmental Quality Act.

[Report No. PC-22-014](#)

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend to City Council to Approve the Project.

**ITEM 5: T-MOBILE A STREET – PROJECT NO. 687321**

**City Council District:** 4 **Plan Area:** Mid-City: Eastern Area Community Plan

**Staff:** Ian Heacox

T-Mobile A Street – A Planned Development Permit, Conditional Use Permit and, Neighborhood Development Permit, Process 4 decision, for a new Wireless Communication Facility (WCF). The WCF is located at 4907 A Street in the RS-1-7 zone within the Mid-City, Eastern Area Community Planning

area. The WCF consists of nine (9) panel antennas and nine (9) Remote Radio Heads (RRHs) concealed and integrated on a 66-foot-tall faux eucalyptus tree. The associated equipment will be located inside an 875 square-foot secured equipment area inclusive of the mono-eucalyptus. This project is exempt from the California Environmental Quality Act (CEQA). [Report No. PC-22-017](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project

**DEPARTMENT RECOMMENDATION**

Approve the Project

**ADJOURNMENT**