



THE CITY OF SAN DIEGO

**MAY 11, 2023, at 9:00 A.M.**  
**PLANNING COMMISSION AGENDA**  
**HYBRID MEETING**

City Administration Building, 12<sup>th</sup> 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
- Vacant

**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.

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](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 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, MAY 11, 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 MINUTES**

- [March 30, 2023](#)
- [April 6, 2023](#)
- [April 20, 2023](#)

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1: STAFF WILL BE REQUESTING A CONTINUANCE TO DATE CERTAIN OF MAY 18, 2023**

***Appeal of the Hearing Office decision of February 8, 2023***  
**3757 MISSION BLVD -HUB LIQUOR # 1059496**

**Staff:** Will Rogers  
**City Council District:** 2  
**Plan Area:** Mission Beach

The property is located at 3757 Mission Boulevard. The 0.09-acre site - Coastal Development Permit for the demolition of an existing structure to allow expansion of adjacent retail space. Work to include the addition of 1,219 square feet to existing 1,710 square-foot retail building for total of 2,989-square-feet. The project is in the MBPD-NC-N and Coastal Overlay (Appealable) Zone and Coastal Height Limitation and Parking Impact (Coastal) Zones within the Mission Beach Community Plan area and Council District 2. - The project is exempt from CEQA. REPORT NO. PC-23-012

**PROPOSED ACTION**

Process 3. Approve or Deny the Appeal

**DEPARTMENT RECOMMENDATION**

Deny the Appeal and Approve the Project

**ITEM 2: \*EXPOSITION WAY- PROJECT # 1062231**

**Staff:** Oscar Galvez III  
**City Council District:** 8  
**Plan Area:** Otay Mesa

Community Plan Amendment (CPA), General Plan Amendment (Land Use Plan Amendment), and Rezone of a property from CN-1-2 to IL-2-1 located at the terminus of Exposition Way, Assessor Parcel Number: 6450504500. The approximately 2-acre site is in the CN 1-2 Zone, Environmentally Sensitive Lands (FEMA Floodways and Floodplains), and CPIOZ-A, Airport Overlay Zone (SDIA), and within the Otay Mesa Community Plan and Council District 8. [REPORT NO PC-23-013](#), [Attachment 1](#), [Attachment 2](#), [Attachment 3](#), [Attachment 4](#), [Attachment 5](#), [Attachment 6](#), [Attachment 7](#), [Attachment 8](#), [Attachment 9](#), [Attachment 10](#), [Attachment 11](#), [Attachment 12](#), [Attachment 13](#), [Attachment 14](#).

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend City Council to Approve the Project

**ITEM 3: \* TOWNE CENTRE VIEW- PROJECT # 624751**

**Staff:** Martha Blake

**City Council District:** 6

**Plan Area:** University

Towne Centre View - Community Plan Amendment, Planned Development Permit, Site Development Permit, Neighborhood Development Permit, Coastal Development Permit, Vesting Tentative Map, Public Right-of-Way Vacation, and Easement Vacation for the demolition of existing structures on a 33.5-acre site located north of the Towne Centre Drive/Westerra Court intersection, properties addressed as 9855/9865/9875/9885 Towne Centre Drive. The project also proposes the construction of approximately 1,000,000 square feet of Research and Development within five buildings plus a parking structure in the IP-1-1 zone, leaving the existing open space area in the RS-1-14 and RS-1-7 zones within the University Community Area. Environmental Impact Report. [REPORT NO PC-23-019, Attachments 1 and 2, Attachment 3, Attachment 4, Attachment 5, Attachment 6, Attachment 7, Attachment 8, Attachment 9, Attachment 10, Attachment 11, Attachment 12.](#)

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend City Council to Approve the Project

**ITEM 4: UNIVERSITY COMMUNITY PLAN UPDATE - WORKSHOP**

**Staff:** Nancy Graham

**City Council District:** 1

**Plan Area:** University

This is a workshop for the Planning Commission to provide input on the Community Discussion Draft of the University Community Plan. [REPORT NO PC-23-014, Attachment A, Attachment B, Attachment C, Attachment D.](#)

**WORKSHOP ITEM ONLY: NO ACTION WILL BE TAKEN BY THE COMMISSION**

**ADJOURNMENT**