



THE CITY OF SAN DIEGO

**Planning Commission Agenda**  
**May 5, 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](#) 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 THE AGENDA**

#### **DIRECTOR'S REPORT**

#### **COMMISSION COMMENT**

#### **AGENDA ITEMS**

#### **ITEM 1: PB RESIDENCES TM/CDP – PROJECT NO. 681648**

**City Council District:** 2 **Plan Area:** Pacific Beach

**Staff:** Tyler Sherer

This is a Process 4 Tentative Map and Coastal Development Permit (CDP) amending CDP No. 2324467 for the consolidation and subdivision of three existing lots into one lot to allow condominium ownership of eight multi-dwelling units that are currently under construction. The 0.19-acre site is located at 1420 – 1422 Pacific Beach Drive, in the RM-2-5 zone of the Pacific Beach Community Plan area. Exempt from environmental. [Report No. PC-22-020](#).

#### **PROPOSED ACTION**

Process 4. Approve or Deny the Project

#### **DEPARTMENT RECOMMENDATION**

Approve the Project

**ITEM 2: PACIFIC BEACH COMMUNITY PLAN AMENDMENT INITIATION - AVA PB**

**City Council District:** 2      **Plan Area:** Pacific Beach  
**Staff:** Melissa Garcia

A request to initiate an amendment to the Community Plan to redesignate a site from Residential (29-43 dwelling units/acre) to Residential (29-54 dwelling units/acre) in the Pacific Beach Community Planning Area. Exempt from Environmental. [Report No. PC-22-021](#)

**PROPOSED ACTION**

Approve or Deny the Initiation

**DEPARTMENT RECOMMENDATION**

Approve the Initiation

**ITEM 3: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION - EXPOSITION WAY**

**City Council District:** 8      **Plan Area:** Otay Mesa  
**Staff:** Marlon Pangilinan

A request to initiate a General/Community Plan Amendment to redesignate a 2-acre site from Community Commercial (Residential Prohibited) to Industrial in the Otay Mesa Community Planning Area. Exempt from Environmental. [Report No. PC-22-022](#)

**PROPOSED ACTION**

Approve or Deny the Initiation

**DEPARTMENT RECOMMENDATION**

Approve the Initiation

**ITEM 4: CLIMATE ACTION PLAN UPDATE PACKAGE**

**City Council District:** All      **Plan Area:** Citywide  
**Staff:** Rebecca Malone

In 2015 the City of San Diego (City) City certified the Climate Action Plan (CAP) Final Environmental Impact Report (FEIR) (Project No. 416603/SCH No. 2015021053) and adopted the CAP. The CAP is the City's policy roadmap that sets clear and specific strategies, targets, and actions to reduce greenhouse gas (GHG) emissions. The CAP Update Package is comprised of several components: an update to the six strategies and associated targets, measures, and supporting actions of the CAP to achieve a goal for the City of net zero GHG emissions by 2035; amendment of the California Environmental Quality Act (CEQA) Significance Determination Thresholds within the City's Land Development Manual to update the GHG Significance Thresholds; amendment of the San Diego Municipal Code (SDMC) to include new CAP Consistency Regulations to achieve project-level implementation of the CAP; establishment of a new Urban Tree Canopy Fee and Climate Resiliency Fund to support the City' urban greening and climate resiliency efforts; and an Addendum to the CAP FEIR. The Planning Commission will provide a recommendation on the Climate Action Plan Update components within their purview,

which includes the CEQA Significance Thresholds, Climate Action Plan Consistency Regulations, and Addendum to the CAP FEIR. [Report No. PC-22-023](#)

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend to City Council to Approve the Project.

**ADJOURNMENT**