



THE CITY OF SAN DIEGO

JULY 20, 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
- Farah Mahzari

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 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 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, JULY 20, 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**

- [JUNE 1, 2023](#)

- [JUNE 8, 2023](#)
- [JUNE 29, 2023](#)

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: *ALEXANDRIA SCIENCE VILLAGE – PROJECT NO. 647676

Staff: Ben Hafertepe
City Council District: 6
Plan Area: University

Rezone, General Plan/University Community Plan/Nexus Technology Centre Specific Plan Amendment, and Planned Development Permit for the demolition of three existing scientific research buildings totaling 138,400 square feet, and the construction of two new four-story scientific research and development (R&D) buildings totaling approximately 369,878 square feet with associated accessory uses. The project would consist of approximately 310,416 square feet of R&D uses, 59,462 square feet of accessory and amenity space, and a 419,814 square-foot three-level subterranean parking garage with 938 parking spaces. The 3.97-acre project site is located at 9363, 9373, and 9393 Towne Centre Drive in the University Community Plan area. The project site is proposed to be rezoned from the RS-1-14 (Residential-Single Unit) Zone to the EMX-2 (Employment Mixed-Use) Zone. The project site will remain designated as Industrial Employment in the General Plan and Scientific Research in the University Community Plan. A General Plan amendment is proposed to redesignate 36.6 acres of City-owned property located south of Nobel Drive at APN: 345-011-2400 & 348-020-5200 from Industrial Employment to Park, Open Space, and Recreation. The University Community Plan amendment will transfer development intensity rights (Average Daily Trips) from 36.6 acres of Subarea 37 (City-owned property) to Subarea 10 (Campus Point) and to the newly created Subarea 102 (Science Village (PDP)) which is the project site. The University Community Plan Amendment will also exempt properties located along the Urban Node Pedestrian Network from the commercial encroachment policies of the Industrial Element. The Nexus Technology Centre Specific Plan Amendment will remove Lots 7 & 8 (project site) from the Nexus Technology Centre Specific Plan to allow for additional development intensity rights for the project site. Tiered Mitigated Negative Declaration (MND) No. 647676/SCH No. 2019060003 and Mitigation Monitoring and Reporting Program (MMRP) was prepared.
[Report No. PC-23-027](#), [Attachments 12 \(part 1\)](#), [Attachment 12 \(part 2\)](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend the City Council Approve the Project.

ITEM 2: CROWN CASTLE AT&T ARDATH ROAD – PROJECT NO. 1070777

Staff: Ian Heacox

City Council District: 1

Plan Area: La Jolla

Conditional Use Permit and Site Development Permit for the continued use of an existing AT&T Wireless Communication Facility (WCF). The Project consists of an existing 20-foot faux shrub with six (6) panel antennas and eight (8) Remote Radio Units and does not contain any new modifications. The project site is located at 7990 Via Capri within the LJSPD-SF Zone and the Coastal Overlay Zone (Non-Appealable 1). This project is exempt from the California Environmental Quality Act under CEQA Guideline Section 15301 (Existing Facilities). [Report No. PC-23-028](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project.

ADJOURNED