



THE CITY OF SAN DIEGO

AUGUST 3, 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, AUGUST 3, 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: *Appeal of Staff Decision on 4/25/2023*
735 NAUTILUS STREET – PROJECT NO. 693284

Staff: Xavier Del Valle
City Council District: 1
Plan Area: La Jolla

A public hearing to consider an appeal of the Development Services Department approval of a Coastal Development Permit to demolish an existing single-family residence and construct two, new 3,121-square-foot single-family dwelling units with basements that will include a 310-square-foot accessory dwelling unit within each unit, and associated site improvements. The 0.15-acre site is located at 735 Nautilus Street in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15303 (New Construction or Conversion of Small Structures). There were no appeals to the environmental determination. On April 25, 2023, the Development Services Department issued a Notice of Decision (NOD) approving the project, and on May 9, 2023, Harry Bubbins, President of the La Jolla Community Planning Association filed an appeal to the NOD citing that findings cannot be made.

[Report No. PC-23-029](#),
[Attachments 1-12](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal.

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM 2: *Continued from June 1, 2023*
HOUSING ACTION PACKAGE 2.0

Staff: Jeff Ryan
City Council District: All
Plan Area: City Wide

Homes for All of Us is a Citywide initiative aimed at producing more homes across the city that San Diegans of all income levels can afford. The Housing Action Package 2.0 includes regulations to implement the requirements of Senate Bill 10, which would allow for up to ten homes per lot in Sustainable Development Areas. The Housing Action Package 2.0 also includes amendments to the Land Development Code to implement state law to allow the construction of more new homes near transit, provide protections to existing residents and increase the supply of land available for new home development. This initiative will also incentivize and promote new home opportunities in all communities that San Diegans of all income levels can afford. The item includes amendments to the San Diego Municipal Code and the Local Coastal Program.

This item is continued from the June 1, 2023, Planning Commission meeting. The City Planning Department has prepared a memo in response to requests from the Planning Commissioners.

[PC Memo - Revised as of July 27, 2023](#)

[Report No. PC-23-009](#)

PROPOSED ACTION

Process 5. Recommend City Council approve or deny.

DEPARTMENT RECOMMENDATION

Recommend City Council to approve.

ITEM 3: T-MOBILE TROUT RESIDENCE (CUP) – PROJECT NO. 694722

Staff: Nilia Safi

City Council District: 9

Plan Area: Mid-City Kensington-Talmadge

Conditional Use Permit for a Wireless Communication Facility (WCF) for the continued use of an existing facility consisting of two poles, 15 and 20-feet in height, supporting two antennas each for a total of four (4) antennas and equipment within an enclosure located in the rear yard of an existing residence. The site is located at 4030 Terrace Court in the RS-1-1 Zone of the Mid-City Kensington Talmadge Community Plan. The project was determined to be categorically exempt from the California Environmental Quality Act Section 15302 (Replacement) on March 8, 2023, and the opportunity to appeal that determination ended March 22, 2023.

[Report No. PC-23-016](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 4: ETHICS TRAINING

City Council District: N/A

Plan Area: N/A

The City of San Diego Ethics Commission will provide Planning Commissioners with required biannual training on the City's Ethics Ordinance, which applies to Planning Commissioners.

The training will provide an overview of the Ethics Ordinance in the San Diego Municipal Code, including discussion of laws related to gifts and conflicts of interest. The training will be presented by Executive Director Sharon Spivak and Education Program Manager Ryan O'Connor.

INFORMATIONAL ITEM ONLY: NO ACTION WILL BE TAKEN BY THE COMMISSION:

ADJOURNED