



THE CITY OF SAN DIEGO

Planning Commission Agenda

August 4, 2022 at 9:00 A.M.

Council Chamber, 12th Floor,
City Administration Building,
202 C Street, San Diego, California 92101

PLANNING COMMISSIONERS

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

CURRENT PLANNING COMMISSION DOCKETS AND BROWN ACT COMPLIANCE - COVID-19 PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS AND PUBLIC COMMENT.

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Planning Commission to use teleconferencing and to provide the public an opportunity to address the Planning Commission via a call-in option or an internet-based service option, during a proclaimed state of emergency. On June 21, 2022, the San Diego City Council declared and existing proclaimed state of emergency and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the proclaimed state of emergency related to the COVID-19 pandemic and in the interest of public health and safety, some, if not all, Planning Commissioners may be participating in the Planning Commission meetings via a virtual teleconference platform. Members of the public in attendance at the Planning Commission meetings are encouraged to maintain social distancing in Chambers. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Planning Commission meetings.

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:

HYBRID MEETING

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1602771962>

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: IN PERSON

Please fill out a speaker slip located at the entrance to Council Chambers. 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

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, unmute your phone by tapping the Unmute button 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 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 \(link is external\)](#)

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](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 THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: CROWN CASTLE T-MOBILE DUFFER – PROJECT NO. 689340

City Council District: 8 **Plan Area:** Otay Mesa Nestor

Staff: Ian Heacox

Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit for the continued operation of a Wireless Communication Facility (WCF) by removing two existing monopoles and replacing each with a 25-foot-high faux elm tree (monoelm) housing three panel antennas and three Remote Radio Unit (RRU) on one monoelm and six panel antennas and three RRU's on the second monoelm. The project is located at 1551 Kenalan Drive in the RS-1-7 Zone. This project is exempt from the California Environmental Quality Act (CEQA). [Report No. PC-22-034](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 2: AT&T SKYLINE & VALENCIA PROJECT NO. 699140

City Council District: 4 **Plan Area:** Encanto

Staff: Nilia Safi

Conditional Use Permit and a Planned Development Permit for the renewal of an existing permit for the continued use of an existing Wireless Communication Facility consisting of twelve antennas with the equipment concealed inside the steeple of the existing Church. The site is located at 6065 Skyline Drive in the RS-1-7 Zone. The project was determined to be categorically exempt from the California Environmental Quality Act. (CEQA).

[Report No. PC-22-033](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 3: CASS STREET VACATION- PROJECT NO. 659043

City Council District: 1 & 2 **Plan Area:** La Jolla and Pacific Beach

Staff: Ben Hafertepe

Public Right-of-Way Vacation to vacate a portion of Cass Street totaling 8,600 square feet located at 990 Van Nuys Street. The 0.20-acre site is in the RS-1-7 Zone within the La Jolla and Pacific Beach Community Plan areas. The project was determined to be categorically exempt from the California Environmental Quality Act. (CEQA). [Report No. PC-22-008](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend that the City Council Approve the Project

ITEM 4: *SPECTRUM BRIDGE- PROJECT NO. 659148

City Council District: 1 **Plan Area:** University

Staff: Ben Hafertepe

Coastal Development Permit (CDP), Site Development Permit (SDP), and Planned Development Permit (PDP) to amend the existing SDP/CDP/PDP (Project No. 556056) and PID/TM/CDP 89-0244 to construct a new landscaping path and a new pedestrian bridge located at 3013 Science Park Road and 3545 Cray Court. The 0.48-acre site is in the IP-1-1 Zone, Community Plan Implementation Overlay Zone Type B (CPIOZ-B), and Coastal Overlay

Zone (Non-Appealable Area). Mitigated Negative Declaration No. 659148/SCH No. 2022030361. [Report No. PC-22-041](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ADJOURNMENT