




THE CITY OF SAN DIEGO

Planning Commission Agenda September 30, 2021 at 9:00 A.M. Virtual Meeting

PLANNING COMMISSIONERS

- William Hofman – Chairman
- James Whalen – Vice-Chairman
- Douglas Austin
- Dennis Otsuji
- Ken Malbrough
- Matthew Boomhower
- Kelly Moden

EXECUTIVE ORDER:

Until further notice, Planning Commission meetings will be conducted pursuant to the provisions of  [California Executive Order N-08-21](#), 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](#), email submission 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/1600644230>

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: 160 064 4230**

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

When the Chairman 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 Chairman 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 need to be received the business day prior for it to be distributed to the Planning Commission. All webform comments are limited to 200 words. Comments received after the start of the meeting 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. If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to planningcommission@sandiego.gov or submit via U.S. Mail to 1222 First Avenue, MS 501 San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Planning Commission in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to 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 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 Request to Speak form 1 hour prior to the start of the meeting. Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing by email to planningcommission@sandiego.gov.

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 the start of the meeting will be distributed to the Planning Commission. 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 July 30, 2021***
***VILLA K-L NDP/CDP – PROJECT NO. 619886**
City Council District: 1
Plan Area: La Jolla
Staff: Xavier Del Valle

An appeal for an application for a Neighborhood Development Permit and Coastal Development Permit, an amendment to Coastal Development Permit No. 1217056 for an existing 3,135 square-foot single-family residence with detached 500 square-foot garage and detached 747 square-foot accessory structure with 756 square-foot basement at 1228 Park Row. The project includes adding 45 square feet to the ground floor of the single-family residence for a total of 3,180 square feet, converting an existing 487 square-foot section of the detached accessory structure into an Accessory Dwelling Unit, and associated site improvements. The 0.22-acre site is in the RS-1-7 Zone, Coastal (Non-Appealable Area) Overlay Zone, Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Transit Priority Area, and Parking Impact Overlay Zone (Coastal Area) within the La Jolla Community Plan area. Pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a or subsequent Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately

addresses this Project. The proposed Project would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Mitigated Declaration No. 345149. On July 30, 2021, the Development Services Department released a Notice of Decision approving the project. On August 12, 2021, Diane Kane, President of the La Jolla Community Planning Association filed an appeal of the Notice of Decision citing factual error, conflict with other with other matters, findings not supported, and new information. [Report No. PC-21-049](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM-2 AT&T KEARNY MESA – PROJECT NO. 683090

City Council District: 7
 Plan Area: Serra Mesa
 Staff: Ian Heacox

The AT&T Kearny Mesa project proposes a Planned Development Permit and Neighborhood Development Permit for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas and twenty (20) Remote Radio Units (RRUs) concealed behind two (2) Fiberglass Reinforced Plastic (FRP) screen structures located on the northwest and southeast roof corners of an existing building, painted and textured to match the building. The property is located at 8010 Frost Street in the CO-1-2 zone within the Serra Mesa Community Plan, City Council District 7. [Report No. PC-21-042](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM-3 *LUMINA III – PROJECT NO. 651806

City Council District: 8
 Plan Area: Otay Mesa
 Staff: Bryan Hudson

Tentative Map and Neighborhood Development Permit for a subdivision and to allow grading of a site for future development of up to 25 residential dwelling units on a 1.1-acre-site located south of State Route 905, north of Siempre Viva Road, west of Cactus Road and south of Airway Road. The land use designation is zoned RM 2-5 (Residential -Multiple Unit) within the Central Village Specific Plan and within the Otay Mesa Community Plan area.

An Addendum No. 651806 to the Otay Mesa Community Plan (OMCP) Update Program Environmental Impact Report (PEIR), No. 30330/304032, SCH No. 2004651076 has been

prepared for the project in accordance with the California Environmental Quality Act (CEQA).
[Report No. PC-21-044](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project.

ADJOURNMENT