



THE CITY OF SAN DIEGO

Planning Commission Agenda September 8, 2022, at 9:00 A.M.

Development Services Department
City Operations Building
[1222 First Ave](#), 4th floor
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 City 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.

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

Entry/Exit to the Building: Members of the public can enter the building located at 1222 First Avenue

using the bridge located on the Terrace level of the [Evan V. Jones Parkade](#), (exit the elevator on “T” Terrace Level). Staff will be available to escort the public to the 4th floor. Access is also available via the street entrance at [1222 First Avenue](#).

Please fill out a speaker slip located at the entrance of the Fourth Floor. Indicate the item you wish to speak on as well as other requested information. Then submit it to the Legislative Staff.

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 via [YouTube](#)

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 [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: *Appeal of Hearing Officer 6/22/22* CARMEL CENTER – PROJECT NO. 657923

City Council District: 1 **Plan Area:** Carmel Valley
Staff: Xavier Del Valle

Site Development Permit and Coastal Development Permit for a new one-story, 5,935 square-foot commercial building within an existing commercial development that will include three future restaurant tenants at 11925 El Camino Real. The 0.43-acre site is in the Carmel Valley Planned District – Visitor Commercial Zone within the Carmel Valley Plan area. On July 6, 2022, Julie H. Hamilton, on behalf of Southwest Value Partners, filed an appeal to the June 22, 2022, Hearing Officer decision approving the project.

[Report No. PC-22-045](#)

PROPOSED ACTION

Process 3. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal and Approve the Hearing Officers decision of June 22, 2022

ITEM 2: *Staff is requesting a continuance to date certain of September 29, 2022*
***3903 HAINES STREET – PROJECT NO. 669397**

City Council District: 2 **Plan Area:** Pacific Beach
Staff: Bryan Hudson

Coastal Development Permit, Site Development Permit, Tentative Map, and Right of Way Vacation to demolish an existing single-family residence and subdivide an existing lot into three lots for the construction of a three-story, 2,016 square-foot residence; a two-story, 2,016 square-foot residence; and a two-story, 2,030 square-foot residence, with a Companion Unit and Junior Unit on each lot; and to vacate a portion of Haines Street for a small lot subdivision. The 0.186-acre site is located in the RM-1-1 zone, the Coastal Overlay Zone (Non-Appealable) and within the Pacific Beach Community Plan area. Mitigated Negative Declaration No. 669397 and Mitigation Monitoring and Reporting Program was prepared. The decision to approve, conditionally approve, modify, or deny the requested actions will be made by the City Council at a future public hearing.
[Report No. PC-22-037](#)

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 3: *ALVARADO CREEK APARTMENTS – PROJECT NO. 671912

City Council District: 7 **Plan Area:** Navajo-Grantville
Staff: Martin Mendez

Neighborhood Development Permit, Site Development Permit and Public Service Easement Vacation for the construction of 227 affordable residential rental apartment units in one five-story, over a single-level above ground podium structure. The 3.84-acre project site is located 5901-03, 5915, and 5927 Mission Gorge Rd in the CC-3-9 Zone and the following overlay zones: Community Plan Implementation Overlay Zone--A, ALUCOZ - Montgomery Field, ALUCP AIA Review Area 2 - Montgomery Field, FAA Part 77, Transit Priority Area (TPA), Transit Area, and Parking Standards Transit Priority Area in the Navajo Community Plan Area. An Environmental Addendum to the Grantville Focused Plan Amendment Final Programmatic Environmental Impact Report (Project No. 346289; SCH No. 2013111017) certified by City Council on June 9, 2015, Resolution No. 309788 was prepared for the project. [Report No. PC-22-043](#), [Attachment 12 \(part 1\)](#), [Attachment 12 \(part 2\)](#), [Attachments 13-15](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project

ITEM 4: 7720 KENAMAR COURT REZONE – PROJECT NO. 1054295

City Council District: 6 **Plan Area:** Mira Mesa

Staff: Xavier Del Valle

The project proposes to rezone from the IL-2-1 Zone into the IL-3-1 Zone (Industrial-Light Zones). The 2.8-acre site is in the IL-2-1 Zone within the Mira Mesa Community Plan area. The proposed rezone was determined to be exempt from CEQA pursuant to 15301 (Existing Facilities). [Report No. PC-22-047](#)

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 5: CANNABIS SDMC AMENDMENTS

City Council District: All **Plan Area:** Citywide

Staff: Lara Gates

Proposed San Diego Municipal Code Amendments Related to Cannabis Operations including code amendments to: SDMC Section 141.0504 (Redistricting); SDMC Sections 126.0108, 126.0110, and 126.0114 (CUP Recission); SDMC Sections 42.1502, 42.1504 and 42.1507 (Tax Responsibilities); and SDMC Section 141.0504 (CUP Extensions).

[Report No. PC-22-046](#), [Att. #1 Draft CPC minutes](#), [Att. #2 Public Notice Stakeholders Outreach](#), [Att. #3 Stakeholders Correspondence](#), [Att. #4 SDMC Amendments](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend that the City Council Approve the Project

ADJOURNMENT