



THE CITY OF SAN DIEGO

Planning Commission Agenda
September 9, 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 the current State of Emergency and in the interest of public health and safety, most – and possibly all – of the Planning Commissioners will be participating in Planning Commission meetings by web conference. In accordance with the Executive Order, there will be no members of the public participating in person 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](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 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

APPROVAL OF THE MINUTES

- July 15, 2021
- August 5, 2021

COMMISSION COMMENT

AGENDA ITEMS

ITEM-1 *Staff will be requesting a continuance to date certain: September 23,2021*

Appeal of the Hearing Officer decision 6/9/2021

2605 CAMINO DEL RIO CANNABIS – PROJECT NO. 622996

City Council District: 3 & 7

Plan Area: Mission Valley

Staff: Sammi Ma

Request for a Conditional Use Permit (CUP) to allow the operation of a 2,596-square-foot Cannabis Outlet in Suite 100, with 8,725 square feet of space to remain vacant, within an existing four-story, 27,117-square-foot commercial building located at 2605 Camino Del Rio South. The 0.99-acre site is in the CO-2-2 Zone within the Mission Valley Community Plan Area. The project site is located within Council Districts 3 and 7; however, the building structure where the proposed Cannabis Outlet is located at is entirely within Council District 7. This project was determined to be categorically exempt from the California Environmental Quality Act on March 9, 2021, and the opportunity to appeal that determination ended March 23, 2021. This is an appeal to the Hearing Officer's approval decision on June 9, 2021. [Report No. PC-21-038](#)

PROPOSED ACTION

Process 2. Approve or Deny the Appeal

DEPARTMENT RECOMMENDATION

Deny the Appeal

ITEM-2

SPACES AS PLACES

City Council District: All
 Plan Area: Citywide
 Staff: Sameera Rao

“Spaces as Places” is the City of San Diego’s proposed program to transition temporary outdoor spaces, which were allowed to replace indoor capacity in response to the COVID-19 pandemic which significantly restricted indoor operations, to permanent places that safely bring people together to dine, play and gather. The Spaces as Places program will offer a menu of options to allow for the creation of a variety of quality outdoor places for dining, walking, biking, public artwork, and other enjoyable public interaction for the post-pandemic world. This package includes the necessary regulations and design standards to allow for the activation of the public right of way in a manner that ensures public health and safety. [Report No. PC-21-039](#), [Attachment 1](#), [Attachment 2](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project.

ITEM-3

T-MOBILE BAY POINT APT – PROJECT NO.678588

City Council District:
 Plan Area: Pacific Beach
 Staff: Ian Heacox

The T-Mobile Bay Point Apt project proposes the continued use of a Wireless Communication Facility (WCF). The proposed WCF will contain three (3) panel antennas and one (1) Remote Radio Unit (RRU) screened behind one (1) Fiberglass Reinforced Panel (FRP) box painted and textured to match the existing building; six (6) panel antennas and two (2) RRUs façade mounted with antenna skirts painted and textured to match the existing building. Associated equipment will continue to operate inside a 144-square-foot equipment room. The project is located at 3910 Ingraham Street in the RM-3-7 zone of the Pacific Beach Community Planning area. This project is exempt from the California Environmental Quality Act (CEQA). [Report No. PC-21-035](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM-4 *MONTEZUMA ROAD – PROJECT NO. 623199

City Council District: 9
 Plan Area: Collage
 Staff: Derrick Johnson (D.J.)

The 0.43-acre site is located at 6253, 6263, and 6273 Montezuma Road, in the RM-1-1 Zone, within College Area Community Planning area. Council District 9. Development of the project would involve demolition of approximately 18,751 square feet of existing buildings and related facilities and the construction of a five-story, 52,350-square-foot residential building with 38 units. In addition, the Project will also provide two affordable housing units. The two affordable housing units would be built off-site, approximately 1,400 feet south of the project site, under a separate permit (Project No. 642574, Building Permit No. 2318052), which is currently under review, and are located at 6204 Hobart Street and 6206 Hobart Street within the College Community Plan area. [Report No. PC-21-036](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project.

ITEM-5 1821 TORREY PINES ROAD VACATION- PROJECT NO. 648590

City Council District: 1
 Plan Area: La Jolla
 Staff: Ben Hafertepe

Public Right-of-Way Vacation and Coastal Development Permit to vacate a portion of Torrey Pines Road located at 1802 Amalfi Street, 1834 Amalfi Street, 1821 Torrey Pines Road & 7840 Sierra Mar Drive. The 0.27-acre site is in the RS-1-5 Zone and Coastal Overlay Zone (Non-Appealable Area 1 & 2) within the La Jolla Community Planning Area and Council District 1. CEQA Exempt. [Report No. PC-21-037](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project.

**ITEM-6 UCSD HILLCREST STREET VACATION AND COMMUNITY PLAN AMENDMENT
 PROJECT NO. 651975**

City Council District: 3
 Plan Area: Uptown
 Staff: Carrie Lindsay

A Right of Way Street Vacation and Community Plan Amendment to vacate all of Dickinson Street, Front Street north of Montecito Way, Arbor Drive west of First Avenue to its termination, and First Avenue north of Arbor Drive and to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network. The project is more generally located at 200 W Arbor Drive in the CC-3-8 and OR-1-1 zone within the Uptown Community Plan area and Council District 3. The Project is within the scope of the Final Environmental Impact Report (EIR) SCH No. 2018031003 for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan that was previously prepared and certified by the University of California, San Diego, as Lead Agency, and no additional environmental document is required under the California Environmental Quality Act. [Report No. PC-21-041](#)

PROPOSED ACTION

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

DEPARTMENT RECOMMENDATION

Recommend to City Council to Approve the Project.

ADJOURNMENT