

ADVISORY BOARD NAME: CITY OF SAN DIEGO PLANNING COMMISSION

1. MISSION AND DUTIES OF THE ADVISORY BOARD

i What are the Mission and Duties of the Advisory Board, as established by the Municipal Code?

The City Planning Commission shall be organized as provided by the laws of the State and have such powers and perform such duties as are prescribed by such laws. The duties of the Commission shall also include advising upon public buildings, bridges, retaining walls, approaches, park and harbor structures, the improvement of Pueblo lands and such other improvements as the Council may by ordinance determine. The Commission shall consist of seven (7) members appointed by the Mayor, subject to the confirmation of the Council. The City Engineer, and the City Attorney, or their designated representatives, shall be members ex officio, but neither of said officers shall have a vote. The members of this Commission shall serve without compensation for terms of four years and until their successors are elected and appointed and qualified.

2. ACTIONS TAKEN BY THE ADVISORY BOARD

i Please write a summary of the actions taken by the Advisory Board that year.

Please write a summary of the actions taken by the Advisory Board that year.

HEARING DATE	PLANNING COMMISSION AGENDA ITEMS FOR 2022
January 20, 2022	<ul style="list-style-type: none"> GATEWAY CANNABIS OUTLET CUP #660383 Reconsideration – Continued from 11/4/2021 -Appeal of HO 8/18/2021 AMENDMENTS TO MUNICIPAL CODE RELATED TO COMMUNITY PLANNING GROUP REFORM
January 27, 2022	<ul style="list-style-type: none"> T-MOBILE FLAGPOLE #678096 –PDP/NDP T-MOBILE CLIFFRIDGE #680636 -CUP STORMWATER ALTERNATIVE COMPLIANCE PROGRAM UPDATE- Informational
February 3, 2022	<ul style="list-style-type: none"> AMENDMENTS TO CANNABIS OUTLET ORDINANCE 141.0504 Continued from 12/9/2021 BOARDS AND COMMISSION STANDARDIZED REPORT FOR 2021
February 17, 2022	<ul style="list-style-type: none"> DIGITAL LAMONT VTM #686666 -VTM/CUP

February 24, 2022	<ul style="list-style-type: none"> • MIRA MESA (ONPOINT TECH CENTER) # 696700 –CPA Initiation • 701 FIFTH AVENUE CUP/NUP # 656544 <i>Appeal of HO Decision on 12/15/2021</i> • GATEWAY CANNABIS OUTLET - #660383 – CUP Requesting a continuance to MARCH 24, 2022 <i>Appeal of HO Decision on 8/18/2021-Approved reconsideration1/20/2022</i>
March 10, 2022	<ul style="list-style-type: none"> • HOUSING ACTION PACKAGE AMENDMENT
March 24, 2022	<ul style="list-style-type: none"> • AMENDMENTS TO CANNABIS OUTLET ORDINANCE 141.0504 Item withdrawn <i>Continued from 2/3/2022 -12/9/2021</i> • GATEWAY CANNABIS OUTLET - #660383 – CUP Reconsideration Item withdrawn <i>Continued from to 2/24/2022 Appeal of HO Decision on 8/18/2021-Approved reconsideration1/20/2022</i> • T-MOBILE 40TH STREET #691621-PDP/CUP/NDP • WINDANSEA BARRIER #666879 – CDP/SDP Item withdrawn • BUILD BETTER SAN DIEGO
April 7, 2022	<ul style="list-style-type: none"> • SANYO LOGISTICS #668005 - SDP • T-MOBILE LIMBER # 634164 – CUP
April 21, 2022	<ul style="list-style-type: none"> • SALK INSTITUTE SCR #687543 <i>Appeal of DSD Staff Decision 1/3/2022</i> • BUILD BETTER SAN DIEGO <i>Continued from to 3/24/2022</i> • UNION/NEWTON SITES SDP/CDP/NDP #694291 <i>Staff will be requesting a continuance to May 19, 2022</i> • BOSA DEVELOPMENT AGREEMENT #691185 • T-MOBILE A STREET #687321-PDP/CUP/NDP
May 5, 2022	<ul style="list-style-type: none"> • PB RESIDENCES TM/CDP - #681648 • AVA PB PROJECT - COMMUNITY PLAN/GENERAL PLAN AMENDMENT INITIATION • OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION - EXPOSITION WAY • CLIMATE ACTION PLAN UPDATE PACKAGE
May 19, 2022	<ul style="list-style-type: none"> • UNION/NEWTON SITES SDP/CDP/NDP #694291 <i>STAFF WILL BE REQUESTING A WITHDRAW</i> <i>Continued from April 21, 2022</i> • ATC LAKE MURRAY #683637-PDP/CUP/NDP
June 2, 2022	<ul style="list-style-type: none"> • 8896 AQUARIUS DRIVE - (TM/SDP/PDP) • HORNBLEND VTM # 690028
June 9, 2022	<ul style="list-style-type: none"> • 611 ISLAND – #687976 SDP/NDP • AT&T LIMBERG RESIDENCE #669300-PDP- <i>Will need to be continued to 6/23/2022</i> • MISSION VALLEY COMMUNITY PLAN AMENDMENT INITIATION
June 23, 2022	<ul style="list-style-type: none"> • WINDANSEA BARRIER # 666879 -CDP/SDP <i>Appeal of Hearing Officer 4/9/2021</i> • AT&T LIMBERG RESIDENCE #669300-PDP- <i>Continued from 6/9/2022</i> • ONE ALEXANDRIA SQUARE – #660043 SDP/CDP/TM
July 7, 2022	<ul style="list-style-type: none"> • AT&T RANCHO BERNARDO COMMUNITY PARK #695697 - CUP/NUP/NDP
July 21, 2022	<ul style="list-style-type: none"> • MIRA MESA COMMUNITY PLAN UPDATE WORKSHOP
August 4, 2022	<ul style="list-style-type: none"> • CROWN CASTLE T-MOBILE DUFFER #689340-CUP • AT&T SKYLINE& VALENCIA #699140 -CUP/PDP • SPECTRUM BRIDGE #659148 – CDP/SDP/PDP • CASS STREET VACATION #659043 – Public ROW Vacation
August 18, 2022	<ul style="list-style-type: none"> • CANNABIS EQUITY ASSESSMENT REPORT – Informational

September 8, 2022	<ul style="list-style-type: none"> • LA JOLLA COMMONS REZONE - RZ/PCD(AM) • CARMEL CENTER #657923 - SDP/CDP - HO appeal 6/22/22 • 3903 HAINES STREET #669397- CDP/TM/SDP/VAC • ALVARADO CREEK APARTMENTS #671912 - SDP/NDP/VAC • 7720 KENAMAR COURT REZONE #1054295 • CANNABIS SDMC AMENDMENTS - Code Amend
September 22, 2022	<ul style="list-style-type: none"> • CROWN CASTLE AT&T MONOGAHELA -# 645183 - CUP/PDP/SDP/NDP - • AT&T RB SWIM AND TENNIS -# 667476 - PDP/NUP • BLUEPRINT SD -WORKSHOP
September 29, 2022	<ul style="list-style-type: none"> • 3903 HAINES STREET #669397- CDP/TM/SDP/VAC- MND Cont. from 9/8/2022 • CALIFORNIA TERRACES PA61 (LOT 1) - #690358 - MPDP, NDP, VTM, SDP, Rezone • COMMUNITY PLAN UPDATE WORKSHOP
October 13, 2022	<ul style="list-style-type: none"> • AT&T CARMEL MTN COUNTRY CLUB - #1055812-PDP/NUP • T-MOBILE CARMEL MTN COUNTRY CLUB- #1055826-PDP • 9044 LA JOLLA SHORES LANE #667987- SDP • HILLCREST FOCUSED PLAN AMENDMENT WORKSHOP
October 27, 2022	<ul style="list-style-type: none"> • OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION • 2022 UPDATE TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM
November 3, 2022	<ul style="list-style-type: none"> • PASEO MONTRIL #658273 CPA/RZ/VTM/PDP/SDP • MIRA MESA COMMUNITY PLAN UPDATE
November 17, 2022	<ul style="list-style-type: none"> • 1542 COPA DE ORO SCR #699239 Exempt Staff appeal 9/16/22 • GRAVILLA TOWNHOMES #696299 - CDP/VTM • COLLEGE AREA COMMUNITY PLAN UPDATE - WORKSHOP • TURQUOISE PLACE VTM/CDP # 1052070 - CDP/VTM
December 1, 2022	<ul style="list-style-type: none"> • K4 RESIDENCE - #522708 - Exempt - SDP- HO Appeal of 9/21/2022 • PROKOPENKO REMODEL & ADU #635117 -CDP- Staff Appeal 9/12/2022 • VERIZON MAR PLAZA #670742- NUP/NDP/PDP
December 8, 2022	<ul style="list-style-type: none"> • GATEWAY CANNABIS OUTLET - #1067659 - EIR #15162 - CUP- HO Appeal of 11/16/2022 • 2022 UPDATE TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM - Cont. from 10/27/2022
December 15, 2022	<ul style="list-style-type: none"> • T-MOBILE MONOGAHELA #674122- CUP/SDP/PDP • AIR RIGHTS TOWER - #1066848 -SDP/CDP • T-MOBILE JOHNSON RESIDENCE #674760 -CUP/SDP • VERIZON SAN DIEGO ZOO #699293 -CUP/NDP • AT&T MISSION CHATEAU #1049514 -CUP • 3774, 3780-3786 5th Avenue #1049650 -SDP

3. ADVISORY BOARD MEETINGS



What were the number of Advisory Board meetings and what were the issues discussed?

The Planning Commission met 28 times in calendar year 2022. In the calendar year 2022, the Planning Commission considered 76 items related to land use, including: code updates,

community plan updates, workshops, land development projects, and appeals from lower level decisionmakers.

4. MEETING CANCELATIONS

i *What were the number of meetings cancelled and what was the reasoning?*

Three (3) meetings of the Planning Commission was cancelled. March 3, 2022 and August 11, 2022 due to no items scheduled for those dates. The meeting of October 20, 2022 was cancelled due to no Location to hold our hybrid meeting.

5. AVAILABLE OPPORTUNITIES

i *What are the number of vacant positions on the Advisory Board?*

No vacancies at this time; however, Commissioner Matthew Boomhower term ended on January 29, 2023.

6. EXPIRED MEMBERSHIP

i *What are the number of members serving on expired terms?*

One member (Commissioner Boomhower) with expired terms as of January 29, 2023.

7. CONCERNS OR SUGGESTIONS TO BRING TO THE COUNCIL

i *Do you have any suggestions or concerns that you would like to bring to the Council's attention?*

- I continue to be impressed with the support staff for the Planning Commission. Ms. Mezo and her team are extremely professional, knowledgeable, and responsive. Additionally, I would like to acknowledge both Deputy City Attorney's Neuffer and Eckmeyer for their sound guidance.
- Utilize teleconference meetings per Government Code Section 54953 (or other applicable laws) when Planning staff and/or Planning Commissioners determine agenda items don't call for an in-person meeting.
- Request that Planning staff provides reports and ancillary documents/information for any proposed municipal code changes or community plan updates are available to Planning Commissioners 6-7 days in advance of meetings. I recognize the nature of the process and complexity of the reports create certain challenges related to this request, however, it is difficult for some Planning Commissioners to review last minute report amendments or supplemental information. I've heard similar concerns from other Planning Commissioners, and I think it's just a matter of making time to review new/revised information and prepare for the meetings in a reasonable timeframe. Postponing items to the next regularly scheduled meeting should be considered if reports are not ready or if last minute changes/additions are made to major items.

- Consider having some "informational 101's" that cover some basic land use matters (Stormwater Guidelines, GP Amendment process, inclusionary housing, density bonus provisions) that come up often in the reports. This could potentially serve as a good information tool for the general public and a resource for Planning Dept. staff to members of the public if questions come up during their day-to-day interactions with the public.
- Should continue In-person meeting / Let public have access to meetings virtually w/time limitations on majority of hearing.
- Continue workshops/expand to other relevant projects.
- On major projects would like to see the presence of total consultant team at hearing to provide answer to question we may have to the different discipline on the project. Would like to see them always but understand that may be a burden.
- Continue to have the option of a direct message to City Council on relevant project that Commission feel needs a strong statement of approval or denial.
- Planning Commission should be given the respect of having dedicated meeting space, either in Council Chambers or in the Council Committee Room, without the hassle and impact to staff of being "nomads" who can be relocated to accommodate the Council or Council Committees. PC meets at a set day/time and infrequently enough that this should be easily accomplished.
- Please keep our existing venue at Chamber if possible.
- Keep the staff in charge of putting together the Planning Commission meetings as happy as possible. They have done an outstanding job over all my years on Planning Commission
- For all new appointments, please make sure they understand that, although they are not compensated, this is a commitment of time that needs to be respected. It is a privilege to be on the Planning Commission and members should be willing to commit the time necessary for both preparation and meetings.

8. ASSISTANCE TO THE BOARD

i Please provide an estimate of the City staff hours assisting in administering the Board.

Per the City Charter, the Planning Commission also contains two ex-officio members (City Attorney and City Engineer, or their designated representatives). These City staff members have been included below, which reflects the estimate of City staff hours assisting in administering the Board:

POSITION	ESTIMATED HOURS CY 2022
City Attorney (Ex-Officio Members)	80
City Engineer (Ex-Officio Members)	75
Development Services Department/Planning Department – Management Support	500
Legislative and Administrative support	2,400








9. VOLUNTEER HOURS

i Please provide an estimate of the volunteer hours by commissioners.

The Planning Commissioners hours range from 140 to 275 each. Total hours estimated for the entire Planning Commission Board for the 2022 year is 1,383

ADVISORY BOARD ACTIVITIES

Please provide 4-5 pictures of the Advisory Board Activities

PDF Files	Title of Activity	Date of Event
 PC at DSD 9-8-2022.pdf  PC at DSD 9-8-2022 2.pdf  PC at DSD 9-8-2022 3.pdf	Planning Commission Meeting held at Development Services Department	September 8, 2022
 PC Council Chamber 9-29-2022.pdf  PC Council Chamber 9-29-2022 2.pdf	Planning Commission Meeting in Council Chambers	September 29, 2022
 November 17 -PC .pdf	Planning Commission Zoom/YouTube Meeting	November 17, 2022
 December 8 PC in council chambers.pdf	Planning Commission Zoom Meeting in Council Chambers	December 8, 2022