



THE CITY OF SAN DIEGO

**August 29, 2024, at 9:00 a.m.**  
**PLANNING COMMISSION AGENDA**  
**HYBRID MEETING/IN COUNCIL CHAMBERS**

City Administration Building, 12<sup>th</sup> Floor,  
202 C Street, San Diego, California 92101

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**CHAIRPERSON**

Kelly Modén

**VICE-CHAIRPERSON**

Matthew Boomhower

**COMMISSION MEMBERS**

Ted Miyahara

Farah Mahzari

Dennis Otsuji

Ken Malbrough

**PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS**

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commissioners will be in person, and the meeting will be open for in-person testimony. Additionally, we continue providing alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas via Constant Contact notification

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

<https://sandiego.zoomgov.com/j/1607586412>

**To join by telephone:**

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864

When prompted, input **Webinar ID: 1607586412**

**Late-Arriving Materials:**

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to the Planning Commission meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please Note: Approximately one hour prior to the start of the Planning Commission meeting, the documents will be available just outside the Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "Late-Arriving Materials." Late-arriving materials received during the Planning Commission meeting are available for review by verbally requesting Legislative staff.

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND PARTICIPATE IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA***

**THURSDAY, AUGUST 29, 2024 AT 9:00 A.M.**

**ROLL CALL**

**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT**

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

**REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA**

**APPROVAL OF MINUTES**

- [August 8, 2024](#)

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**AGENDA ITEMS**

**ITEM 1: *Appeal of Staff decision on May 29<sup>th</sup>, 2024***  
**THE POINT – PRJ 1086681**

**Staff:** Christian Hoppe  
**City Council District:** 2  
**Plan Area:** Ocean Beach

Appeal of a Process 2 Coastal Development Permit to allow the demolition of an existing one-story commercial structure to construct a new 16,126 square foot, three-story, 20 dwelling unit complex. The 0.17-acre lot is located at 4705 Point Loma Avenue in the Ocean Beach Community Plan and is zoned CC-4-2.

The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development), and no appeals of that determination were made.

[Report No. PC-24-037](#)

**PROPOSED ACTION**

Process 2. Approve or Deny the Appeal

**DEPARTMENT RECOMMENDATION**

Deny the Appeal.

**ITEM 2: *Continued from August 8, 2024***  
**\*PALM HOLLISTER APARTMENTS – PRJ 0698277**

**Staff:** Oscar Galvez III  
**City Council District:** 8  
**Plan Area:** Otay Mesa - Nestor

A Community Plan Amendment (CPA), Rezone and Neighborhood Development Permit (NDP) for deviations to the base zone regulations, and a Vesting Tentative Map (VTM) to demolish a vacant residential structure and out-buildings to construct a total of 198 multiple dwelling units, including eight affordable residential units, in 13 buildings located at 555 Hollister Street (Assessor’s Parcel Number 319-020-04) within the Otay Mesa Community Plan area.

The project would require an amendment to the Otay Mesa-Nestor Community Plan (OMNCP) to redesignate the community plan land use from Open Space, Mixed-Use, and Residential Low Density (5-10 du/ac) to Residential Medium-High Density (20 – 35 du/ac) and remove View and Access Points A and B from OMNCP Appendix C, a rezone from AR-1-2, RM-1-1, and RS-1-5 to RM-2-6, as well as a boundary line adjustment to the Multiple Habitat Planning Area.

The 5.92-acre site is within Multiple Habitat Planning Areas, Airport Influence Area (Review Area 2), Airport Land Use Compatibility (Brown Field Municipal Airport, NOLF

Imperial Beach, and NAS North Island) Overlay Zones, FAA Part 77 Review Area (NOLF Imperial Beach), and the Parking Standards Transit Priority Area Overlay Zone.

[Environmental Impact Report No. 698277/SCH No. 2022060468](#) and an associated Mitigation, Monitoring, and Reporting Program have been prepared in accordance with CEQA.

[Report No. PC-24-036 w/Attachments 1-14](#)

[Attachment 15 – Development Plans](#)

[Attachment 16 – Tentative Map](#)

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend that City Council to Approve the Project.

**ITEM 3: AT&T PACIFIC TOWERS – PRJ 1078043**

**Staff:** Karen Howard

**City Council District:** 2

**Plan Area:** Pacific Beach

Conditional Use Permit for a Wireless Communication Facility to remove three (3) panel antennas, install six (6) new antennas for a total of 15 antennas and a total of 15 existing remote radio units (RRUs) concealed behind existing Fiberglass Reinforced Plastic (FRPs) screen walls and an interior equipment enclosure on the roof of a 12-story building. The site is located at 4944 Cass Street in the RM-1-1 Cass Street Commercial Planned District (CSPD-Cass-Street) and Coastal Overlay Zones (Non-Appealable-2) of the Pacific Beach plan.

This project is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15302 (Replacement or Reconstruction).

[Report No. PC-24-032](#)

[Memo](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ITEM 4: \*ALUC OVERRULE AT 2345 KETTNER BLVD – PRJ 1107392**

**Staff:** Johnwilly Aglupos

**City Council District:** 3

**Plan Area:** Downtown

Site Development Permit to propose an overrule of the Airport Land Use Commission’s (ALUC) determination of inconsistency with the San Diego International Airport (SDIA) Land Use Compatibility Plan (ALUCP) by the San Diego County Regional Airport Authority, as the Airport Land Use Commission (“Overrule”) for a deviation from the maximum land use intensity allowing the future development of hospitality, restaurant, office, and wellness center on the 24,754 square-foot site at the northeast corner of Kettner Boulevard and West Juniper Street at 2311-2345 Kettner Boulevard and 2328 India Street within the Mixed Commercial zoning district of the Centre City Planned District and the Little Italy neighborhood of the Downtown Community Plan area (Council District 3).

The Project is consistent with the previously certified Downtown Final Environmental Impact Report as amended, and no additional environmental document is required under the California Environmental Quality Act. [Report No. PC-24-041](#)

**PROPOSED ACTION**

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

**DEPARTMENT RECOMMENDATION**

Recommend that City Council Approve the Project.

**ITEM 5: \*14110 STONEBRIDGE PARKWAY – PRJ # 1075505**

**Staff:** Robin MacCartee

**City Council District:** 6

**Plan Area:** Rancho Encantada

A Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit to construct underground transmission lines for energy distribution connecting the San Diego Gas & Electric (SDG&E) Sycamore Canyon Substation in the Rancho Encantada Community Plan Area with a proposed energy facility in the City of Poway, to be used for energy distribution. The site is located in the AR-1-1 zone within Environmentally Sensitive Lands.

The Permit conditions include the one-time release of a conservation easement and two open space easements. Project 1075505 requires the City to adopt an Addendum including Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program as the Responsible Agency under the California Environmental Quality Act.

[Report No. PC-24-030](#)

- [Attachments 1 – 4](#)
- [Attachments 5 – 9](#)
- [Attachments 10 – 14](#)
- [Attachment 15](#)
- [Attachment 16](#)
- [Attachment 17](#)
- [Attachment 18](#)
- [Attachment 19](#)

**PROPOSED ACTION**

Process 4. Approve or Deny the Project.

**DEPARTMENT RECOMMENDATION**

Approve the Project.

**ITEM 6: RANCHO BERNARDO COMMUNITY PLAN AMENDMENT INITIATION – 11818  
BERNARDO PLAZA COURT – PRJ# 1116938**

**Staff:** Angela Dang  
**City Council District:** 5  
**Plan Area:** Rancho Bernardo

A Community Plan Amendment Initiation to re-designate a site located at 11818-11858 Bernardo Plaza Court from Specialized Commercial to Residential - Medium Density (14-29 du/ac) to allow for the development of multiple homes. The 5.5-acre site, located at 11818 Bernardo Plaza Court, is currently zoned CC-2-3 and within the Rancho Bernardo Community Plan Area. The existing land use designation and zone currently do not allow residential.

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

[Report No. PC-24-042](#)

**PROPOSED ACTION**

Approve or Deny the Initiation

**DEPARTMENT RECOMMENDATION**

Approve the Initiation.

**ITEM 7: 2024 ANNUAL REPORT ON HOMES - WORKSHOP**

**Staff:** Grant Ruroede  
**City Council District:** All  
**Plan Area:** Citywide

This is a workshop to present the 2024 Annual Report on Homes for discussion by the Planning Commission. The 2024 Annual Report on Homes provides an overview of home

permitting data from the calendar year 2023, including the City's progress on meeting its housing needs, recent permitting trends, the use of the City's incentive programs, and information on home permitting by community planning area.

This activity is an informational item and is not a "project" under the definition set forth in CEQA Guidelines Section 15378. [Report No. PC-24-043](#)

**PROPOSED ACTION**

A workshop is to be given. The Planning Commission will take no action.

**ADJOURNMENT**

## HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT

### **In-Person for Agenda Items and Non-Agenda Public Comment:**

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

### **Virtual Platform for Agenda Items and Non-Agenda Public Comment:**

When the Chairperson introduces the item (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.

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.

**Please Note:** Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. ***Those participating virtually may NOT cede time to others participating in person or virtually.***

## HOW TO PROVIDE WRITTEN COMMENTS

### **For Agenda Items and Non-Agenda Public Comment:**

Instead of submitting 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 to being distributed to the Planning Commission.

### **Written Materials:**

Instead of submitting 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 to being distributed to the Planning Commission. *Must include ten (10) copies of the material.*

## HOW TO WATCH THE MEETING:

If the meeting is being held in Council Chambers, 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 \(link is external\)](#)

If the Meetings are NOT being held in Council Chambers, the public may view the meetings at their scheduled time on the City of San Diego Public Hearings YouTube channel 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](mailto:planningcommission@sandiego.gov) at least two business days before the meeting. The City is committed to swiftly resolving all accessibility requests.



**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 vote to approve one or more items identified as part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in the Staff's recommendation, which is normally set forth in the agenda and the Report to the Planning Commission, which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly; if you wish to be heard, please submit your [webform](#) 2 hours prior to the start of the meeting. Comments received by 7:00 a.m., 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 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](#) by checking the appropriate box. Comments received by 7:00 a.m., 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 the non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, the Commission shall take no discussion or action other than a referral on any issue brought forth under Announcements/Public Comment.