



THE CITY OF SAN DIEGO

August 8, 2024, at 9:00 a.m.
PLANNING COMMISSION AGENDA
HYBRID MEETING/IN COUNCIL CHAMBERS

City Administration Building, 12th Floor,
202 C Street, San Diego, California 92101

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.

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 IS FOUND AT THE END OF THE AGENDA***

THURSDAY, AUGUST 8, 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ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF MINUTES**

- [June 27, 2024](#)
- [July 25, 2024](#)

APPROVAL OF THE AGENDA**DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: *6110 CAMINO DE LA COSTA – PRJ # 1066101**

Staff: Martin Mendez
City Council District: 1
Plan Area: La Jolla

Coastal Development Permit, Site Development Permit, and Neighborhood Development Permit to demolish an existing two-story single dwelling unit (Historic Resource HRB#1481)

and construct a two-story ~~10,013~~ 8,649-square-foot single dwelling unit located at 6110 Camino de la Costa. The project would also include a pool under the proposed residence and associated site improvements (i.e., hardscape and landscaping). The project would preserve the existing wall along the frontage of the site and the detached garage with modifications. The 0.37-acre site is in the RS-1-5 Base Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area.

Environmental Impact Report (EIR) No. PRJ-1066101 / SCH No. 2023070270 and an associated Mitigation, Monitoring, and Reporting Program has been prepared. The Environmental Impact Report concluded that the project would result in significant and unmitigated impacts to Land Use and Historic Resources. All other impacts analyzed in the draft EIR were determined to be less than significant.

[Report No. PC-24-038.](#)

[Attachments 1-8.](#)

[Attachment 9.](#)

[Attachment 10 - EIR](#)

[Memo with Attachments.](#)

[Errata](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 2: LOMA 21 – PRJ # 0694149

Staff: Veronica Davison

City Council District: 2

Plan Area: Peninsula

This is a Tentative Map for the conversion of 21 apartment units within three existing buildings into condominium units located at 2916 through 2996 Worden Street. The 1.2-acre project site is in the RM-3-7 Base Zone and the Transit Priority Area Overlay Zone within the Peninsula Community Plan area. The proposed project site is not within the Coastal Overlay Zone.

This project was determined to be categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

[Report No. PC-24-033](#)

[Memo with Tentative Map Exhibits](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: *Requesting a Continuance to August 29, 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, Neighborhood Development Permit (NDP) for deviations to the base zone Regulations, Easement Vacations, and a Vesting Tentative Map (VTM) to demolish a vacant residential structure and out-buildings to construct a total of 198 residential 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 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 (Brown Field, Imperial Beach NOLF), Airport Land Use Compatibility Overlay Zone, FAA Part 77 Review Area (NOLF Imperial Beach), Parking Standards Transit Priority Area, Transit Area Overlay Zone, and Transit Priority Area.

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

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.

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 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.