



THE CITY OF SAN DIEGO

September 26, 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, SEPTEMBER 26, 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ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS****ITEM 1: *EXPEDITE - CLAIREMONT VILLAGE – PRJ # 0697307**

Staff: Benjamin Hafertepe

City Council District: 2

Plan Area: Clairemont Mesa

Neighborhood Development Permit, Site Development Permit, and Easement Vacation to partially vacate an unnamed easement totaling 1,756 square feet used for incidental purposes, rescind Community Plan Implementation Overlay Zone Permit No. 90-0830, demolish approximately 3,770 square feet of retail-commercial space for the provision of a fire-access lane, and construct a new five-story 224-unit multi-dwelling unit building

totaling 262,624 square feet over two stories of parking totaling 124,449 square feet located at 3001 through 3089 Clairemont Drive. The 12.96-acre site is in the CC-1-3 zone and Community Plan Implementation Overlay Zone (CPIOZ-B) within the Clairemont Mesa Community Plan area.

A Subsequent Mitigated Negative Declaration (MND) No. 697307/SCH No. 2019060003 and Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project in accordance with Sections 15152 and 15168 of the CEQA Guidelines and Public Resources Code Section 21094. The environmental analysis is tiered from the Complete Communities: Housing Solutions and Mobility Choices Program Environmental Impact Report which was prepared pursuant to Section 15168 of the CEQA Guidelines. A MMRP has been prepared for this project for Transportation, Historical, Archaeological, and Tribal Cultural Resources. The MMRP will be implemented for the project, which will reduce any potential impacts identified in the environmental review process.

[Report No. PC-24-035](#)

[Attachment 1-12](#)

[Attachment 13 Part 1](#)

[Attachment 13 Part 2](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the project.

ITEM 2: * BELLA MAR APARTMENTS – COASTAL COMMISSION MODIFICATIONS TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM – PRJ # 0631240

Staff: Martin R. Mendez

City Council District: 8

Plan Area: Otay Mesa-Nestor

Recommendation to City Council to Approve, Deny or Modify the California Coastal Commission's (CCC) modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program (LCP) adopted by the City Council on July 25, 2023, and September 12, 2023. This action relates to the City Council's previous approval of: a General Plan Amendment to re-designate a 14.62-acre site located at 408 Hollister Street from Park, Open Space and Recreation to Residential; Community Plan Amendment to re-designate the land use from Open Space to Medium Density Residential (allowing up to 29 dwelling units per acre); Rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Residential Multiple-Unit (RM-2-5); a Local Coastal Program Amendment to create consistency with the proposed Community Plan Amendment; and a San Diego Municipal Code (SDMC) amendment to Chapter 13, Article 2, Division 4 to revise the Coastal Overlay Zone map to re-designate the site from "Coastal Deferred Certification" to "Bella Mar Site – Area Removed from Coastal Deferred Certification". The subject site is located within the Coastal Zone and the Otay Mesa-Nestor Community Plan included amendments to the

City's LCP. State law requires the CCC certification of amendments to the LCP before they can take effect in the Coastal Zone.

On July 10, 2024, the CCC approved the above referenced amendment to the City of San Diego LCP and on July 17, 2024, issued a letter conditionally certifying the Otay Mesa-Nestor Community Plan and LCP Amendments with modifications. The City Council must adopt the CCC suggested modifications to the Community Plan for it to take effect. The Planning Commission previously recommended approval to City Council on March 30, 2023.

The Development Services Department has reviewed the Bella Mar Apartments – Coastal Commission Modifications to the Otay Mesa-Nestor Community Plan and Local Coastal Program for consistency with and is covered by the previously analyzed and adopted Mitigated Negative Declaration (MND; PRJ-0631240; SCH No. 2022040642) and the certified Final Program Environmental Impact Report (EIR) and Addenda for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 there is no change in circumstance, additional information, or project changes to warrant additional review for this action. [Report No. PC-24-048.](#)

PROPOSED ACTION

Process 5, recommend to the City Council to adopt Coastal Commission modifications.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to adopt Coastal Commission modifications.

ITEM 3: *UNIVERSITY OF SAN DIEGO MASTER PLAN AMENDMENT – PRJ # 1099954

Staff: Xavier Del Valle

City Council District: 7

Plan Area: Linda Vista

Conditional Use Permit and Site Development Permit (to amend Conditional Use Permit No. 1605027 and Site Development Permit No. 1831047), and Planned Development Permit for Projects 11, 15, 22, 23, 27 and 30 of the University of San Diego (USD) Master Plan to increase student housing opportunities on campus, public easement vacations (water and storm drain), adding 5701 Josephine Street (APN No. 436-390-01) within the USD Master Plan area, and amending the design guidelines to reflect the revisions. The USD campus occupies approximately 180 acres and is located at 5998 Alcala Park in the OP-2-1, OR-1-1, RS-1-7, RM-1-1, RM-3-7, CC-4-2, CC-4-5 and CC-5-4 Zones, Airport Influence Area for San Diego International Airport and Montgomery Field, Community Plan Implementation Overlay Zone (CPIOZ) Type A and the Parking Impact Overlay Zone (Campus Impact Area) within the Linda Vista Community Plan area. This project is within the scope of the USD Master Plan Update Subsequent Environmental Impact Report (SEIR; SCH No. 1993121032) certified by the City Council on September 11, 2017, (Resolution No. 311298). This Program Environmental Impact Report adequately describes the activity for the purposes of the California Environmental Quality Act.

[Report No. PC-24-049](#)

[Attachment 1-10](#)

[Attachment 11](#)

[Attachment 12](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the Project.

ITEM 4: ENCANTO NEIGHBORHOODS COMMUNITY PLAN AMENDMENT INITIATION - HOLY CROSS CEMETERY – PRJ # 1100145

Staff: Selena Sanchez Bailon

City Council District: 4

Plan Area: Encanto Neighborhoods

To initiate an amendment to the Encanto Neighborhoods Community Plan to add a policy in the land use element to allow for cemetery uses on land designated for residential adjacent to the existing cemetery with a Conditional Use Permit. This could allow for the future expansion of the Holy Cross Cemetery.

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 when sufficient information is available to enable meaningful environmental review.

[Report No. PC-24-051](#)

PROPOSED ACTION

Process 4, Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ITEM 5: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION - CORPORATE CENTER – PRJ # 1118928

Staff: Sean McGee

City Council District: 8

Plan Area: Otay Mesa Community Planning Area

To initiate an amendment to the Otay Mesa Community Pan to redesignate a 3.28-acre property from Light Industrial to Residential-Medium (15-29 du/ac) to allow for the development of a residential project located at 1538, 1568, 1588 Corporate Center Drive (APN: 645-180-1200,645-180-1300 & 645-180-1400).

This activity is not considered a “project” by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information to enable meaningful environmental review.

[Report No. PC-24-052](#)

PROPOSED ACTION

Process 4, Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

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.