



THE CITY OF SAN DIEGO

October 24, 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

Jeana Renger

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, OCTOBER 24, 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ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF MINUTES**

- [September 19, 2024](#)
- [September 26, 2024](#)

APPROVAL OF THE AGENDA**DIRECTOR'S REPORT****COMMISSION COMMENT****AGENDA ITEMS**

ITEM 1: *SAN DIEGUITO RIVER PARK OSUNA SEGMENT OF THE COAST TO CREST TRAIL PROJECT – PRJ # 1049410**Staff:** Ollie Shepherd**City Council District:** 1**Plan Area:** Fairbanks Ranch Country Club

Site Development Permit (SDP) No. PMT-3138236 for the construction of the 1-mile-long Osuna segment of the Coast to Crest (CTC) Trail. The CTC Trail is a planned 71-mile-long, multi-use regional trail that will ultimately extend from the Pacific Ocean at Del Mar to Volcan Mountain, north of Julian. Approximately 49 miles of the regional trail have already been constructed and are now in use. The proposed Osuna segment of CTC Trail is located at 14555 El Camino Real, approximately two miles east of Interstate 5 between Via de la Valle and San Dieguito Road, within the Fairbanks Ranch Country Club Community Planning Area. It is included in both the Joint Powers Authority adopted San Dieguito River Park Concept Plan (1994, updated 2002) and the County of San Diego Regional Trails Plan.

A California Environmental Quality Act (CEQA) Guidelines Section 15162 consistency evaluation with the adopted Mitigated Negative Declaration SCH No. 2023050120 was prepared and it determined no subsequent environmental document is required. A Mitigation, Monitoring, and Reporting Program (MMRP) was prepared for the adopted Mitigated Negative Declaration and a subsequent MMRP will be adopted for the project.

[Report No. PC-24-046](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 2: SKY PARK COURT – PRJ # 1074457**Staff:** Christian Hoppe**City Council District:** 6**Plan Area:** Kearny Mesa

The project proposes a Tentative Map and a Planned Development Permit to subdivide an existing 170,755-square-foot parcel located at 9173 Sky Park Court into two new parcels. Parcels one and two will each maintain an existing commercial building. The project site is located at 9173 Sky Park Court and is bordered by Ruffin Road to the north and Montgomery-Gibbs Executive Airport to the south and west in the Kearny Mesa Community Plan area. The 3.92-acre site is in the IL-2-1 Zone, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar and Montgomery Field), the Airport Influence Area (Review Area 1-Montgomery Field and Review Area 2 MCAS Miramar), the FAA Part 77 Notification Area (MCAS Miramar and Montgomery field), Airport Safety Zones 2,3, and 6 (Montgomery Field), Parking Standards Transit Priority Area, and a Transit Priority Area.

The project was determined to be categorically exempt pursuant to the California Environmental Quality Act pursuant to CEQA State Guidelines sections 15302 (Replacement and Reconstruction) and 15304 (Minor Alterations to Land).
[Report No. PC-24-047](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 3: DISH WIRELESS HAYFORD WAY – PRJ # 1053209

Staff: Karen Howard
City Council District: 1
Plan Area: Carmel Valley

Conditional Use Permit and Planned Development Permit for a new Wireless Communication Facility (WCF) consisting of the installation of a total of three (3) antennas and of a total of six (6) remote radio units concealed on a new 65-foot tall faux mono-pine tree and a 120 square-foot ground level equipment enclosure located in the parking lot. The site is located at 13340 Hayford Way in the Carmel Valley Planned District Single Family (CVPD-SF1-A) zone of the Carmel Valley Community Planning area. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15332 (In-Fill).
[Report No. PC-24-053](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

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.