



THE CITY OF SAN DIEGO

**December 19, 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  
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, December 19, 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**ROLL CALL****ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA****APPROVAL OF MINUTES**

- [December 5, 2024](#)

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

**ITEM 1: *Staff is requesting this item be continued to January 9<sup>th</sup>, 2025***  
***Appeal of Hearing Officer on September 18<sup>th</sup>, 2024***  
**GARCIA RESIDENCE – PRJ # - 0697754**

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

An appeal of the Hearing Officer's decision on September 18, 2024, to approve a Coastal Development Permit and a Site Development Permit for the demolition of a 3,723-square-foot existing single-dwelling unit and the construction of a new two-story, 5,250-square-foot single-dwelling unit with a 1,648 square-foot basement (total of 6,898 square feet), a new attached 408-square-foot Junior Accessory Dwelling Unit (JADU), a new attached 1,200-square-foot Accessory Dwelling Unit (ADU), a new attached 888-square-foot garage, a new pool, spa and exterior decks and associated site improvements on a 0.51-acre site located at 812 Havenhurst Point within the La Jolla Community Plan Area. Council District 1. This project is categorically exempt per Section 15302, Replacement or Reconstruction of CEQA.

Report No. PC-24-058

(No Report available - Staff is requesting Continuance to January 9, 2025)

**PROPOSED ACTION**

Process 3. Approve or Deny the Appeal.

**DEPARTMENT RECOMMENDATION**

Deny the Appeal.

**ITEM 2: \*NAKANO PROJECT – PRJ # 1076302**

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

Recommend to the City Council approval of a proposed annexation of a 23.8-acre property located in the City of Chula Vista adjacent to the Otay Mesa Community Plan area and the Otay Valley Regional Park. The action includes a Pre-Zone, General Plan/Community Plan Amendment and Multiple Species Conservation Program Minor Amendment, City Council District Boundary Ordinance, an Ordinance for an Annexation Agreement, Easement Vacation for sewer easement, and Site Development Permit for access roads for a proposed multiple dwelling unit development that would allow up to 221 housing units. The project is proposed to be annexed into the City of San Diego, located at APN 624-071-0200 and APN 645-400-05-00. The 23.8-acre parcel is located in the City of Chula Vista, future Otay Mesa Community Planning area, Airport Land Use Compatibility Plan Zone (Brown Field), and future Council District 8.

**[Environmental Impact Report No. 22-01/SCH #2022060260](#)**

[Appendix A - Notice of Preparation and Comment Letters](#)

[Appendix B - Environmental Policy and Consistency Analysis](#)

[Appendix C - Air Quality Technical Report](#)

[Appendix D - Biology Report](#)

[Appendix E.1 - Geotechnical Investigation](#)

[Appendix E.2 - Update to Geotechnical Investigation](#)

[Appendix E.3 - Addendum to Geotechnical Report and Response to City of San Diego Review Comments](#)

[Appendix E.4 - Response to City of San Diego Comments](#)

[Appendix E.5 - Infiltration Feasibility Condition Letter](#)

[Appendix E.6 - Response to City Comments](#)

[Appendix F.1 - Paleontological Report](#)

[Appendix F.2 - Paleontological Report Addendum](#)

[Appendix G - Greenhouse Gas Emissions Analysis Technical Report](#)

[Appendix H.1 - Phase I Environmental Site Assessment - Nakano Property](#)

[Appendix H.2 - Phase I Environmental Site Assessment - Davies Property](#)

[Appendix H.3 - Soil and Groundwater Sampling Report - Davies Property](#)

[Appendix H.4 - Health Risk Assessment](#)

[Appendix H.5 - Public Notice - Results of Site Investigations and Request for Site Closure](#)

[Appendix H.6 - Results of Site Investigations and Request for Site Closure](#)

[Appendix I - Fire Protection Plan](#)

[Appendix J - Evacuation Plan](#)

[Appendix K.1 - Historical Resources Inventory and Evaluation Report](#)

[Appendix K.2 - Historical Resources Inventory and Evaluation Addendum](#)

[Appendix K.3 - Native American Heritage Commission List](#)

[Appendix L - Noise Technical Report](#)

[Appendix M.1 - Vehicle Miles Traveled Analysis](#)

[Appendix M.2 - Local Mobility Analysis](#)

[Appendix N - Priority Development Project Storm Water Quality Management Plan \(Part 1\)](#)

[Appendix N - Priority Development Project Storm Water Quality Management Plan \(Part 2\)](#)

[Appendix N - Priority Development Project Storm Water Quality Management Plan \(Part 3\)](#)

[Appendix N - Priority Development Project Storm Water Quality Management Plan \(Part 4\)](#)

[Appendix O - Federal Emergency Management Agency Approval of Letter of Map Amendment](#)

[Appendix P.1 - Public Facilities Finance Plan](#)

[Appendix P.2 - Plan for Services](#)

[Appendix Q - Service Letters & Responses](#)

[Appendix R - City of San Diego Correspondence - DSD Engineering Division, Water and Sewer Section](#)

[Appendix S - Sewer Study](#)

[Appendix T - Water Analysis](#)

[Appendix U - Waste Management Plan](#)

[Report No. PC-24-055](#)

[Attachments 1-12](#)

[Attachment 13 Part 1 of 3](#)

[Attachment 13 Part 2 of 3](#)

[Attachment 13 Part 3 of 3](#)

[Attachments 14 & 15](#)

[Attachment 16 Part 1 of 3](#)

[Attachment 16 Part 2 of 3](#)

[Attachment 16 - Part 3 of 3](#)

**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 3: \*COASTAL COMMISSION MODIFICATIONS TO THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM**

**Staff:** Selena Sanchez Bailon

**City Council District:** 6

**Plan Area:** Mira Mesa

An amendment to the Mira Mesa Community Plan and Local Coastal Program to include the requested Coastal Commission Modifications. The City Council adopted the Mira Mesa Community Plan on December 5, 2022. The Coastal Commission conditionally certified the Mira Mesa Community Plan and Local Coastal Program with requested modifications on September 12, 2024.

City Council Certified the Final Program Environmental Impact Report for the update to the Mira Mesa Community Plan Local Coastal Program (SCH No. 2022090061). 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-24-060](#)

[Attachments 1 -7](#)

**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: \*SAN DIEGO MUNICIPAL CODE AMENDMENT TO SECTION 131.0431 DEVELOPMENT REGULATIONS TABLE 131-04D RELATED TO RS-1-2 ZONES IN THE ENCANTO NEIGHBORHOODS AND SOUTHEASTERN SAN DIEGO COMMUNITY PLANNING AREAS**

**Staff:** Liz Saidkhanian

**City Council District:** 4, 8, 9

**Plan Area:** Encanto Neighborhoods and Southeastern San Diego

An amendment of the Municipal Code Development Regulations for Residential Zones Table 131-04D removing Footnote 7 that reduced the minimum lot size for the RS-1-2 zones from 20,000 square feet to 5,000 square feet and applied the development regulations of RS-1-7 zones to subdivisions in the Encanto Neighborhoods and Southeastern San Diego Community Planning Areas.

Pursuant to CEQA Guidelines Section 15162, implementation of this actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the Final Environmental Impact Report (EIR) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates (SCH No. 20151006), certified by the San Diego City Council on December 2, 2015 (Resolution R-31077).

[Report No. PC-24-061](#)

[Attachments 1- 4](#)

**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.

**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.