



THE CITY OF SAN DIEGO

MARCH 7, 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
William Hofman

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.

In lieu of in-person attendance, members of the public may also participate and provide comments via telephone, ZOOM, using the Planning Commission [webform](#), or via U.S. Mail of written materials, as follows:

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**

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.

Via 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. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

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:**

Submit using the [webform](#) indicating the comment type and item number (if relevant). Comments received by 7:00 AM, 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. Please go to the Planning Commission [website](#) for further instructions.

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 be distributed to the Planning Commission.

Please Note: Documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to the meeting are available for public review at the Development Services Department Building, 1222 First Avenue, 1st Floor, San Diego, CA. 92101.

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 and during 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 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 making a verbal request to Legislative staff.

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 resolving all accessibility requests swiftly.

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.

THURSDAY, MARCH 7, 2024 AT 9:00 A.M.

ROLL CALL

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.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

APPROVAL OF THE MINUTES

- [February 8, 2024](#)
- [February 22, 2024](#)

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

AGENDA ITEMS

ITEM 1: EVENING CREEK DRIVE CHARTER COMMUNICATIONS CABINETS PROJECT NO. 1074628

Staff: Karen Howard
City Council District: 5
Plan Area: Sabre Springs

Evening Creek Drive Charter Communications Cabinets - Process Four, Site Development Permit for the installation of two (2) new 52-inch-tall x 26-inch-wide x 24-inch-deep Alpha PN-4 power node system enclosure cabinets. These above-ground mounted cabinets would contain 18 new 12V batteries and a precast concrete pad for the project intended to provide backup power in Tier 2/3 fire areas. The project is located within Public Right of Way on the southeast corner near the 10905 block of Evening Creek Drive. The project is in the Sabre Springs Community Plan within the RS- 1-14 zone and Council District 5.

On October 23, 2023, the project was determined to be Categorical exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15303 (New Construction). The appeal period ended November 6, 2023. There were no appeals of the environmental determination. [Report No. PC-24-008](#)

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ITEM 2: CANDLELIGHT - PROJECT NO. 0691625

Staff: Sara Osborn

City Council District: 8

Plan Area: Otay Mesa

An Extension of Time for Tentative Map No. 114999 and Amendment to Planned Development Permit (PDP) No. 115000 and Site Development Permit (SDP) No. 1183455 approved on July 26, 2018, reducing the project from 475 multiple dwelling units to 450 multiple dwelling units with deviations to setbacks, retaining wall heights, and loading spaces located at Caliente Avenue and Abrams Parkway in the RM-2-5 (Residential-Multiple Unit) zone and Airport Influence Area (Brown Field) overlay zone within the Otay Mesa Community Plan area. The Tentative Map subdivides 44.19 acres into five lots. Lots 4 and 5 preserve Multiple Habitat Planning Area and Environmentally Sensitive Lands (Sensitive Biology) as open space lots, and Lots 1, 2, and 3 are reserved for residential development. The Amendment to the PDP and SDP revises the site plan for the 23.57 acres containing Lots 1, 2, and 3. The project is within the scope of Final Environmental Impact Report No. 40329 / SCH No. 2013101036, certified on July 26, 2018, Resolution No. 4949A-PC. This Program Environmental Impact Report adequately describes the activity for the purposes of CEQA. [Report No. PC-24-006](#).

PROPOSED ACTION

Process 4. Approve or Deny the Project.

DEPARTMENT RECOMMENDATION

Approve the Project.

ADJOURNMENT