

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., AUGUST 25, 2016
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101

ITEM – 1: **ANNOUNCEMENTS/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.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by the Commission on any issue brought forth under "Announcements/Public Comment."

ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**
 The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with Staff's recommendation as stated in the Report to Planning Commission.

ITEM – 4: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR'S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**
 • August 11, 2016

ITEM – 8: ***Appeal of Hearing Officer's decision on June 15, 2016***

MISSION BLVD MIXED USE – PROJECT NO. 431473
 City Council District: 2 Plan Area: Mission Beach

Staff: William Zounes

Appeal of a Hearing Officer Decision to approval a Coastal Development Permit for the construction of a mixed use commercial / residential building with two dwelling units and one commercial unit on a vacant lot totaling 4,758 square feet of gross floor area. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Building s Expedite Program. The 0.067-acre site is located at 3965-3967 Mission Boulevard within the Coastal Overlay zone (Appealable) within the MBPD-VC-N zone of the Mission Beach Planned District within the Mission Beach Community Plan. Exempt from CEQA. Report No. PC-16-073

TODAY'S ACTION IS:
 Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:
 Deny the appeal.

ITEM – 9: ***Continued from August 11, 2016; Appeal of Hearing Officer's decision on October 7, 2015***

3455 CAMINO DEL RIO SOUTH MMCC – PROJECT NO. 368346

City Council District: 3 Plan Area: Mission Valley

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 1,564 square-foot tenant space within an existing 4,877 square-foot building located at 3455 Camino Del Rio South. The site is located in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area. Report No. PC-16-065

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: *** BALLPARK VILLAGE TENTATIVE MAP – PROJECT NO. 494621**

City Council District: 3 Plan Area: Downtown

Staff: Renee Mezo

Tentative Map for the creation of 713 residential condominium units and 17 commercial condominiums within a 678,779 square-foot mixed-use building at 100-101 Park Place and 189-201 Park Blvd. The 3.99-acre site is in the BP zone of the Centre City Planned District within the Downtown Community Plan Area. Council District 3.

Civic San Diego prepared a CEQA consistency evaluation (15162) for the mixed use building for which the Tentative Map is being processed. The Consistency Evaluation determined that potential project impacts were addressed by the Downtown Community Plan EIR and identified the applicable mitigation measures to be implemented prior to and during project construction (Air Quality, Historic, Land Use, Noise, Paleontology, and Traffic).

The previously prepared Downtown FEIR Consistency Evaluation for the Ballpark Village Parcel C Project determined that the project was adequately addressed in the environmental documents noted above and there was no change in circumstance, substantial additional information, or substantial project changes to warrant additional environmental review for the Ballpark Village Parcel C Project. Report No. PC-16-071

TODAY'S ACTION IS:

Process 4. Approve or deny the project. (Rev. 8/23/16)

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **NANCY RIDGE BUSINESS PARK – PROJECT NO. 419154**

City Council District: 6 Plan Area: Mira Mesa

Staff: Morris Dye

The Nancy Ridge Business Park project proposes a Site Development Permit and Planned Development Permit to construct two level pads for an outdoor storage yard, site retaining walls, and an access road located at 5909 Nancy Ridge Rd within Environmentally Sensitive Lands. The 25.79 acre site is located in the IL-2-1 zone within the Mira Mesa Community Planning area. Mitigated Negative Declaration (MND) 114358 was prepared for the original Nancy Ridge Business Park project that was before City of San Diego Council, which adopted the MMRP on October 21, 2008, by Resolution No. 304221. This project is substantially the same development as what was previously approved. The current project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a). Report No. PC-16-072

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: *** WATERMARK AMENDMENT – PROJECT NO. 443731**

City Council District: 5 Plan Area: Miramar Ranch North

Staff: Renee Mezo

The project site is located in the southeast quadrant of I-15 and Scripps Poway Parkway, east of I-15, north of Mira Mesa Boulevard, and west of Scripps Highlands Drive. The project site encompasses 1.9 acres located within the larger Watermark and MedImpact properties, which total 34.5 acres (22 acres for the Watermark property and 12 for MedImpact property).

The project proposes an amendment to the General Plan to change the land use designation from Regional Commercial to Industrial on the Watermark site and to change the land use designation from Industrial to Regional Commercial on the Scripps Gateway/MedImpact site and to remove the Prime Industrial Lands identification on for 0.95-acres of the 34.5-acre site. The project also proposes an amendment to the Miramar Ranch North Community Plan to change the land use designation from Regional Commercial to Industrial on the Watermark site and to change the land use

designation from Industrial to Regional Commercial on the Scripps Gateway/MedImpact as well as a rezone of 0.95-acres rezoning the CR-2-1 (Commercial Regional) Zone to IP-2-1 (Industrial-Park) Zone from the Watermark site and rezoning 0.95-acres from the IP-2-1 Zone to the CR-2-1 Zone on the Scripps Gateway/MedImpact site.

An Environmental Impact Report (EIR) was certified on 12/16/2013. The Addendum No. 443731 to EIR No. 180357 and 92-0466 have been prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered under the previously adopted EIR, no substantial changes have occurred with respect to the circumstances under which the project is under taken, and there is no new information of substantial importance to the project

Addendum No. 443731 to Environmental Impact Report No. 180357 and associated Mitigation Monitoring and Reporting Program; Amendments to the General Plan, Miramar Ranch North Community Plan No. 1560927 and Rezone No. 1560928. Report No. PC-16-069.

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.