

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 6, 2018 AT 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or email to [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov). Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (\*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. 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 "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

**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."

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

**CONSENT AGENDA**

ITEM-1: **VERIZON 52 AND GENESEE - PROJECT NO. 439737**

City Council District: 6                      Plan Area: Clairemont Mesa

Staff: Travis Cleveland

Verizon 52 and Genesee - Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) for a previously-permitted Wireless Communication Facility (WCF) concealed within a gazebo in the backyard at 5763 Lodi Street in the RS-1-7 zone within the Clairemont Mesa Community Planning Area. The project will demolish the existing gazebo and rebuild a new gazebo with six antennas, 8 Remote Radio Units (RRUs), 4 surge suppressors, and ancillary work. Two temporary antennas are proposed during construction and will be removed once work is complete. Exempt from Environmental. [Report No. PC-18-067](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-2: **JAMACHA ROAD 7/11 -CUP/NUP/PDP - PROJECT NO. 559510**

City Council District: 4                      Plan Area: Skyline Paradise Hills

Staff: Hugo Castaneda

Jamacha Road 7/11 - Conditional Use Permit (CUP), Neighborhood Use Permit (NUP), and Planned Development Permit (PDP) to construct a 3,040-square-foot convenience store to include the sale of beer and wine, automobile service station, and a deviation to allow 24-hour operation on a vacant lot located at the southeast corner of the intersection of Jamacha Road and Cardiff Street. The 0.57-acre site is located in CC-2-3 zone of the Skyline-Paradise Hills

Community Plan area. This project was determined to be categorically exempt from the California Environmental Quality Act.

The Skyline-Paradise Hills Planning Committee has recommended approval of this project and Staff has reviewed and supports this project. This project can be placed on the consent agenda. [Report No. PC-18-077](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**APPROVAL OF THE MINUTES**

- August 23, 2018
- August 30, 2018
- September 13, 2018
- September 20, 2018
- September 27, 2018
- October 4, 2018

**DISCUSSION ITEMS**

ITEM-3: ***Appeal of Hearing Officer's decision on September 19, 2018***

**MPF 10170 SORRENTO VALLEY RD #B - PROJECT NO. 585472**

City Council District: 1

Plan Area: Torrey Pines

Staff: Hugo Castaneda

MPF 10170 Sorrento Valley Rd #B -Appeal application of a Conditional Use Permit (CUP) that was approved by Hearing Officer on September 19, 2018, to operate a 36,361-square-foot Marijuana Production Facility (MPF) within an existing 41,124-square-foot, two-story office building at 10170 Sorrento Valley Road, Suite B. The 2.90-acre site is in the IL-3-1 zone, within

the Torrey Pines Community Plan area in Council District 1. This project was determined to be categorically exempt from the California Environmental Quality Act. [Report No. PC-18-078](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-4: ***Appeal of Hearing Officer's decision on October 17, 2018***

**FEDERAL BLVD. MARIJUANA OUTLET - PROJECT NO. 598124**

City Council District: 4                      Plan Area: Encanto Neighborhoods

Staff: Cherlyn Cac

Conditional Use Permit to operate a Marijuana Outlet with the removal and demolition of existing structures and construct a 1,682 square-foot building on Federal Blvd., APN 543-020-0400. The 0.11-acre site is located in the CO-2-1 Zone and Encanto Neighborhoods Community Plan area. CEQA exemption pursuant to CEQA State Guidelines, Sections 15303.

(This project was determined to be categorically exempt from the California Environmental Quality Act on August 30, 2018 and the opportunity to appeal that determination ended September 14, 2018.) [Report No. PC18-080](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-5: **MOUNT ETNA GENERAL/COMMUNITY PLAN AMENDMENT INITIATION- PROJECT NO. 615352**

City Council District: 6                      Plan Area: Clairemont Mesa

Staff: Marlon Pangilinan

Initiation of an General/Community Plan Amendment to the Clairemont Mesa Community Plan to re-designate a 4.09-acre site located at 5255 Mount Etna Drive from Commercial-Community Center to Residential-High 45-73 dwelling units per acre, amend the Community Plan Implementation Overlay Zone (CPIOZ) from CPIOZ Type B to CPIOZ Type A to allow residential use on site and provide site design standards for the site, and rezone from CO-1-2 to RM-3-9. This initiation is exempt from environmental review. [Report No. PC-18-066](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.