

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 21, 2019 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: ***Expedite*****\* UNIVERSITY MANOR MIXED USE – PROJECT NO. 503848**

City Council District: 9                      Plan Area: Mid-City Communities

Staff: William Zounes

The University Manor Mixed Use project proposes a Public Right-of-Way Vacation, Easement Vacation, Tentative Map, Planned Development Permit and Site Development Permit for the demolition of nine existing structures and construction of a mixed-use development. The project will consist of 63 multi-family dwelling units, with 10 percent affordable, in two, four-story residential buildings and two commercial buildings totaling 5,048 square feet of gross floor area. The site is located 5556-5592 University Avenue, within the El Cerrito Heights sub-community area of the Eastern Area Neighborhood of the Mid-City Communities Plan area. The site is designated in the Mid-City Communities Plan for Commercial and Mixed Use and is within the CC-5-3 (Commercial-Community Service) zone in the Central Urbanized Planned District. Negative Declaration 503848. [Report No. PC-19-005](#).

**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.

ITEM-2: **T-MOBILE – ARIZONA STREET - PROJECT NO. 551837**

City Council District: 3                      Plan Area: North Park

Staff: Karen Lynch

T-Mobile - Arizona Street. Conditional Use Permit/Planned Development Permit for a Wireless Communications Facility consisting of six panel antennas and three Remote Radio Units concealed behind Fiberglass Reinforced Panels (RFP) on the roof top of the new multi-unit residential building located at 4223 Texas Street (new address for Broadstone North Park). The associated equipment is proposed within the basement parking garage. The site is zoned RM-3-8 and is located within the North Park Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). [Report No. PC-19-002](#).

**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**

**DISCUSSION ITEMS**

ITEM-3: ***Appeal of Hearing Officer's decision on Oct. 17, 2018***

**MPF 9938 MESA RIM ROAD- PROJECT NO. 585402**

City Council District: 6                      Plan Area: Mira Mesa

Staff: Tim Daly

MPF 9938 Mesa Rim Road, Conditional Use Permit to operate Marijuana Production Facility, to include the cultivation, processing, manufacturing, and distribution of cannabis products to State of California licensed outlets, within an existing 14,829 square-foot, two-story building (with mezzanine level) located at 9938 Mesa Rim Road. The 3.79-acre site is located within the IL-2-1 Zone within the Mira Mesa Community Plan area. CEQA Exemption 15301 (Existing Facilities). [Report No. PC-19-016](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-4: \* **MORENA CORRIDOR SPECIFIC PLAN – PROJECT NO. 582608**

City Council District: 2

Plan Area: Clairemont Mesa, Linda Vista

Staff: Michael Prinz

The Morena Corridor Specific Plan consists of approximately 280 acres of developed land surrounding the Morena/Linda Vista, Tecolote Road, and Clairemont Drive trolley stations located along Morena Boulevard and West Morena Boulevard between Gesner Street and Friars Road.

The proposed Morena Corridor Specific Plan supports multi-modal improvements within the Corridor and would increase residential density in Linda Vista by redesignating and rezoning land to allow for transit-oriented development adjacent to the Morena/Linda Vista and Tecolote Road trolley stations. The Morena Corridor Specific Plan would require amendments to the Linda Vista Community Plan/Local Coastal Program and the Clairemont Mesa Community Plan to be consistent with the proposed Specific Plan. Environmental Document: Program Environmental Impact Report. [Report No. PC-19008](#).

**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.