

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JUNE 6, 2019 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

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. 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. For additional information please see **California Environmental Quality Act (CEQA) Notices and Documents** at: <https://www.sandiego.gov/city-clerk/officialdocs/public-notice>.

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: **CROWN CASTLE UNIVERSITY – PROJECT NO. 577364**

City Council District: 6 Plan Area: Mid City: Eastern Area

Staff: Travis Cleveland

Crown Castle University (Redwood Standpipe) - Conditional Use Permit, Planned Development Permit and Neighborhood Development Permit to allow eight existing antennas, two existing Tower-Mounted Amplifiers (TMAs), and twelve existing Remote Radio Units (RRUs) to remain on a previously-permitted faux tree, which will be re-branched. Public Utilities Department property at 6046 Hughes Street in the OR-1-1 zone within Council District 4. Exempt from Environmental. [Report No. PC-19-051](#).

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-2: ***Expedite******Appeal of Hearing Officer's decision on February 20, 2019*****MPF 3279 NATIONAL AVENUE – PROJECT NO. 585635**

City Council District: 8 Plan Area: Southeastern San Diego

Staff: Firouzeh Tirandazi

MPF 3279 National Avenue, Neighborhood Development Permit and Conditional Use Permit to operate a Marijuana Production Facility (MPF), with requested deviations from the development regulations pertaining to separation requirements, within an existing 3,390 square-foot building located at 3279 National Avenue. The 0.16-acre project site is in the IL-3-1 Zone, and the Transit Priority Overlay Zone within the Southeastern San Diego Community Plan area. The project site is also located within the Promise Zone and is in conformance with the criteria of the Affordable Housing/Infill Projects and Sustainable Buildings Expedite Program. CEQA Exemption per CEQA Guidelines Section 15301, Existing Facilities. [Report No. PC-19-048](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-3: ***Appeal of Hearing Officer's decision on February 20, 2019*****MPF 4655 RUFFNER STREET – PROJECT NO. 604122**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Tim Daly

Conditional Use Permit; Operate a Marijuana Production Facility within an existing 21,210 square-foot building located at 4655 Ruffner Street. The 0.83-acre project site is in the IL-2-1 Zone, the Airport Land Use Compatibility (MCAS Miramar and Montgomery Field), Montgomery Field - Noise 60-65 CNEL and Safety Zone 6, the Airport Influence Area (MCAS Miramar Review Area 2 and Montgomery Field Review Area 1), the Federal Aviation Authority (FAA) Part 77 Noticing Area (MCAS Miramar and Montgomery Field), and the Transit Priority Area Overlay Zones within the Kearny Mesa Community Plan. CEQA Exemption per CEQA Guidelines Section 15301, Existing Facilities. [Report No. PC-19-049](#).

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 February 20, 2019***
MPF 9220 MIRA ESTE CT – PROJECT NO. 585378

City Council District: 6 Plan Area: Mira Mesa

Staff: Hugo Castaneda

MPF 9220 Mira Este Court -Appeal application of a Conditional Use Permit (CUP) that was approved by Hearing Officer on February 20, 2019, to operate a Marijuana Production Facility (MPF) within a 10,149-square-foot building located at 9220 Mira Este Court. The 0.55-acre site is located within the IL-3-1 zone within the Mira Mesa Community Plan area in Council District 6. This project was determined to be categorically exempt from the California Environmental Quality Act. [Report No. PC-19-041](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-5: ***Appeal of Hearing Officer's decision on March 6, 2019***
MPF 3940 HOME AVENUE – PROJECT NO. 611536

City Council District: 9 Plan Area: Mid City: City Heights

Staff: Hugo Castaneda

MPF 3940 Home Avenue -Appeal application of a Conditional Use Permit (CUP) that was approved by Hearing Officer on March 6, 2019, to operate a Marijuana Production Facility (MPF) within an existing 8,680-square-foot building located at 3940 Home Avenue. The 0.42-acre site is located within the IL-3-1 zone within the Mid-City Communities Plan (City Heights Neighborhood) Community Plan area in Council District 9. This project was determined to be categorically exempt from the California Environmental Quality Act. [Report No. PC-19-042](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-6: ***Appeal of Hearing Officer's decision on March 6, 2019***
MPF 8390 MIRAMAR PLACE – PROJECT NO. 585648

City Council District: 1 Plan Area: University

Staff: Sammi Ma

Conditional Use Permit to operate a Marijuana Production Facility within an existing 16,752-square-foot building located at 8390 Miramar Place, Suites A, B, C. The 0.72-acre site is located within the IL-2-1 zone within the University Community Plan area in Council District 1. This project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Section 15301, Existing Facilities. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on January 8, 2019. [Report No. PC-19-040](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-7: ***Continued from May 9, 2019***

12TH UPDATE TO THE LAND DEVELOPMENT CODE AND LOCAL COASTAL PROGRAM FOR ITEM # 12 (WCF)

City Council District: All Plan Area: Citywide

Staff: Karen Lynch

The 12th Update (Phase One) to the Land Development Code includes 56 code amendments that are intended to streamline the review process and reduce project costs. A recommendation to forward Phase One with a recommendation of approval and continue the Wireless Communication Facilities (WCF) item (Item 12) to allow staff to meet with community members and telecom industry representatives for feedback. Additional backup information on WCFs will also be provided.

The CEQA and Environmental Policy Section has reviewed the 12th Update (Phase One) to the Land Development Code and conducted a consistency evaluation pursuant to CEQA Guidelines Section 15162. Implementation of this project's actions would not result in new significant direct, indirect, or cumulative impacts over and above those disclosed in the previously certified EIR No. 96-0333/SCH No. 96081056. [Report No. PC-19-020](#).

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the item.

ITEM-8: *** MONTEZUMA HOTEL – PROJECT NO. 574562**

City Council District: 9 Plan Area: College

Staff: Jeffrey A. Peterson

Montezuma Hotel: Code amendment to the Land Development Code and Local Coastal Program regarding amendments to Chapter 13, Article 2, Division 14 Sections 132.1402 and 132.1403, and proposed revisions to the Amendment to the General Plan and the College Area Community Plan No. 2027061 and Rezone No. 2027063 for the Montezuma Hotel project (Project). The Project proposes the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms on a 1.86-acre vacant site. The site is located at 6650 Montezuma Road, on the northern side of Montezuma Road, between Reservoir Drive and El Cajon Boulevard, within the College Area Community Plan area.

On March 14, 2019, the Planning Commission heard the Project and voted 6-0-1 to recommend approval to the City Council to adopt Negative Declaration 574562; approve an Amendment to the General Plan and the College Area Community Plan No. 2027061; and approve Rezone No. 2027063 and Neighborhood Development Permit No. 2230653.

The proposed amendment to the College Area Community Plan would change the current land use designation from Low/Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac) to Visitor Commercial, instead of the previous proposal of Residential Medium with Commercial (15-29 du/ac) designation. The Visitor Commercial designation is used within the community planning area for hotel uses and does not include any residential uses. The proposed community plan revision would not require changes to the original proposed amendment to the General Plan designation.

A Community Plan Implementation Overlay Zone (CPIOZ) Type A would be applied to the proposed amendment to the College Area Community Plan and the Rezone. This CPIOZ-A would limit the development of the site to allow for 125 hotel rooms and 125 parking spaces. To implement the proposed CPIOZ, a Land Development Code Amendment and Local Coastal Program Amendment is required to accompany the project to City Council. Negative Declaration No. 574562. [Report No. PC-19-017](#); [Memorandum dated March 14, 2019](#); [Memorandum dated May 30, 2019](#).

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.