

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JUNE 13, 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****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****DISCUSSION ITEMS**

ITEM-1: ***Trailed from June 6, 2019; 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-2: ***Appeal of Hearing Officer's decision on September 19, 2018***
*** SORRENTO VALLEY MARIJUANA OUTLET CUP – PROJECT NO. 545299**
City Council District: 1 Plan Area: Torrey Pines

Staff: Firouzeh Tirandazi

Conditional Use Permit and Coastal Development Permit to operate a Marijuana Outlet in a 3,475 square-foot tenant space within an existing 50,284 square-foot building located at 10150 Sorrento Valley Road. The 12.04-acre site is located in the IL-3-1 zone and Coastal Overlay Zone (Appealable and Non-Appealable) within the Torrey Pines Community Plan area. Negative Declaration No. 545299 was prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines and adopted by the Hearing Officer on September 19, 2018. An appeal of the CEQA determination was previously made and on April 16, 2019, the City Council denied the CEQA appeal and approved Negative Declaration No. 545299, dated March 20, 2019. [Report No. PC-19-054](#).

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 March 6, 2019***
CHELSEA STREET CDP – PROJECT NO. 609389
City Council District: 1 Plan Area: La Jolla

Staff: Xavier Del Valle

Coastal Development Permit for the partial demolition, remodel, and addition to the existing 3,660.9 square-foot, two-story single-family residence for a total of approximately 4,332 square feet of construction on a 0.17-acre project site located at 5251 Chelsea Street in the RS-1-7 and Coastal (Appealable) Overlay Zones within the La Jolla Community Plan. The scope of work includes a remodeled two car garage, a new roof deck, a roof mounted Solar Photo Voltaic (PV) system, a new pool, site walls, gates, fences, and hardscape. Exempt from CEQA. [Report No. PC-19-043](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-4: ***Appeal of Development Services Department's decision on March 5, 2019***
RYAN CDP – PROJECT NO. 619310

City Council District: 1 Plan Area: La Jolla

Staff: Francisco Mendoza

Coastal Development Permit for the consolidation of lots 4 and 25 into one lot to allow an increase in Gross Floor Area (1,670-square-foot (SF) first and second story addition) for the existing 1,661 SF dwelling located at 5673 Linda Rosa Avenue. The 0.131-acre site is located in the RS-1-7 and Coastal (Non-Appealable) Zones within the La Jolla Community Plan. Project is Exempt from CEQA. [Report No. PC-19-047](#).

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-5: ***Appeal of Hearing Officer's decision on March 6, 2019***
MARDOUM CDP – PROJECT NO. 612206

City Council District: 1 Plan Area: La Jolla

Staff: Francisco Mendoza

Site Development Permit for additions and alteration to an existing 1,933 square-foot, single-family dwelling located at 7830 Roseland Drive. Work includes alterations and a 54 square-foot addition to the first floor and a 1,377 square-foot second floor addition. The 0.23-acre site is located in the La Jolla Shores Planned District (LJSDP)-SF zone and Coastal (Non-Appealable) Zones within the La Jolla Community Plan. Exempt from CEQA. [Report No. PC-19-046](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-6: ***Appeal of Development Services Department's decision on March 20, 2019***
*** SAN DIEGO RELEAF MARIJUANA OUTLET CUP/CDP - PROJECT NO. 575936**

City Council District: 1 Plan Area: Torrey Pines

Staff: Tim Daly

Conditional Use Permit and Coastal Development Permit to operate a Marijuana Outlet within a 2,014 square-foot existing suite on the first floor of an existing two-story, 41,125 square-foot commercial building located at 10170 Sorrento Valley Road, Suite A. The 2.8-acre site is within

the IL-3-1 and Coastal (Appealable) Overlay Zones of the Torrey Pines Community Plan area. This project activity is covered under the adopted Mitigated Negative Declaration No. 82-0279. The prior environmental document adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162. [Report No. PC-19-052.](#)

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-7: * **LUMINA TM – PROJECT NO. 555609**

City Council District: 8 Plan Area: Otay Mesa

Staff: Tim Daly

Tentative Map, Public Right-of-Way Vacation, Site Development Permit and Neighborhood Development Permit for the subdivision of a 93.4-acre site located in the Central Village Specific Plan, within the Otay Mesa Community Plan, in the CC-3-6, RM-2-5, OP-1-1, OR-1-2 and AR-1-1 zones. The site is located west of Cactus Road, north of Siempre Viva Road and is

bisected by Airway Road. The project would create 24 lots for the future development of up to 1,868 multi-family homes and 62,525 square feet of commercial uses, along with supporting recreational areas, open space, a combined school/recreation site, and vacation of an unimproved unnamed road dedicated per Map 1267. The project scope includes a Multi-Habitat Planning Area (MHPA) boundary line adjustment. Addendum No. 555609 to Environmental Impact Report No. 30330/304032 was prepared for this project. [Report No. PC-19-035.](#)

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-8: * **SATURN BOULEVARD – PROJECT NO. 566657**

City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Bryan Hudson

Saturn Boulevard: Vesting Tentative Map, Rezone, Planned Development Permit and Coastal Development Permit to allow the demolition of a single-dwelling unit and two detached accessory structures and the subdivision of one lot into twenty lots for the development of 18

single-dwelling units. The 3.63-acre project site is located at 1695 Saturn Boulevard, south of Rimbey Avenue and north of Leon Avenue, within the Airport Land Use Compatibility Overlay Zone

(Brown Field), Airport Influence Area (Brown Field- Review Area 2), Federal Aviation Authority (FAA) Part 77 Noticing Area (NOLF Imperial Beach), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2) and the Parking Impact Overlay Zone (Coastal). The site is located in the Otay Mesa Nestor Community Plan which designates the site for Very Low Density (0-5 dwelling units per acre) residential development and is within the AR-1-2 zone. The proposed rezone would change the existing AR-1-2 (Agricultural Residential – Community Zone) to the RS-1-7 (Residential - Single Unit) zone. Mitigated Negative Declaration No. 566657. [Report No. PC -19-039](#).

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.