

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JULY 25, 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/ceqa>.

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: * 10325 ROSELLE STREET – PROJECT NO. 150566**

City Council District: 1 Plan Area: Torrey Pines

Staff: Helene Deisher

Coastal Development Permit, Site Development Permit and a Neighborhood Development Permit to allow the previous unpermitted grading, proposed grading for a pad to place an office trailer and provide the required parking space. The pad area and access driveway will be surfaced with decomposed granite. The project will also restore the wetland and provide fencing to prevent future disturbance and screen the site from Roselle Street. A portion of the fencing is within the public right-of-way. The 7.04 -acre site is located at 10325 Roselle Street in the IL-3-1 (Light Industrial) zone(s) of the Torrey Pines Community Planning area. Coastal (appealable and non-appealable Area 1), the airport influence area and FAA Part 77 notification for (MCAS Miramar), airport environs overlay (60 CNEL), accident potential zone 2. The project site contains sensitive biological resources, a designated important archaeological/tribal cultural resource (HRB Site #924), and steep hillsides. The project requires an Environmental Mitigated Negative Declaration. [Report No. PC-19-061](#).

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-2: SPRINT AVIATION – PROJECT NO. 606320

City Council District: 4 Plan Area: Skyline-Paradise Hills

Staff: Travis Cleveland

Planned Development Permit and Conditional Use Permit application to modify an existing Wireless Communication Facility located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area. The project consists of the removal of three antennas and the installation of twelve new antennas and 21 new Remote Radio Head units on an existing 50-foot tall monopine. Associated equipment will remain inside the existing 200-square-foot enclosure. [Report No. PC -19-065.](#)

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: *** PUSH CART REGULATIONS**

City Council District: All Plan Area: All

Staff: Laura Black

Proposed code amendments to the Land Development Code and Local Coastal Program to repeal existing pushcart regulations within the public right-of-way in order to comply with Senate Bill 946. This is not a project under CEQA. [Report No PC-19-072.](#)

TODAY'S ACTION IS:

Recommend to City Council to approve or deny the ordinance.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.

APPROVAL OF THE AGENDA

DIRECTOR'S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-4: ***Appeal of Hearing Officer's decision on May 15, 2019***

MPF 9850 VIA DE LA AMISTAD – PROJECT NO. 611944

City Council District: 8 Plan Area: Otay Mesa

Staff: Sammi Ma

Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 7,470-square-foot building located at 9850 Via De La Amistad. The 0.53-acre site is in the IL-2-1 Zone, Prime Industrial Lands, Transit Priority Area, Community Plan Implementation Overlay Zone – Type A (CPIOZ-A), Federal Aviation Authority (FAA) Part 77 Noticing Area, Airport Influence Area (Brown Field – Review Area 2), and Airport Land Use Compatibility Overlay (Brown Field) Zones within the Otay Mesa Community Plan area. CEQA Exemption per CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structures.
[Report No. PC-19-067.](#)

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-5: CARMEL MOUNTAIN RANCH GOLF COURSE COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 635815

City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Michael Prinz

Carmel Mountain Ranch Golf Course Community Plan Amendment Initiation.
 The approximately 167-acre site is generally located east of I-15, north of Ted Williams Parkway, west of Twin Peaks Road, and south of Carmel Mountain Road within the Carmel Mountain Ranch Community Plan area.

The applicant is requesting initiation of an amendment to the Carmel Mountain Ranch Community Plan to change the land use designation of the site from Private Recreation-Golf Course to Low-Medium Residential, Medium Residential, Park, and Open Space.
[Report No. PC-19-064.](#)

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-6: OTAY MESA ROAD COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 638768

City Council District: 8 Plan Area: Otay Mesa

Staff: Michael Prinz

Otay Mesa Road Community Plan Amendment Initiation.

The approximately 14-acre project site is located on the southwest corner of Otay Mesa Road and Corporate Center Drive.

The applicant is requesting initiation of an amendment to the Otay Mesa Community Plan to change the land use designation of the site from Community Commercial-Residential Prohibited to Residential-Medium High (30-44 dwelling units per acre). [Report No. PC-19-071](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-7: **SEA WORLD MASTER PLAN 2020 - MISSION BAY MASTER PLAN AMENDMENT INITIATION, COASTAL AMENDMENT - PROJECT NO. 637736**

City Council District: 2 Plan Area: Mission Bay Park Master Plan/Local Coastal Plan

Staff: Scott Sandel

The 2020 SeaWorld Master Plan (SWMP) serves as the "Development Plan" described in the lease between SeaWorld and the City and is a part of the City's Local Coastal Program for Mission Bay Park; it is incorporated into the Mission Bay Park Master Plan Update (MBPMPU), which is the City's community plan for Mission Bay Park. Any amendment to the SWMP must be approved by the City Council as a land use amendment, an LCP/LUP amendment and a new Development Plan for the lease. The project is a plan amendment for future development; SeaWorld does not propose specific development at this time. The site, at 500 Sea World Drive, is approximately 172 acres of land and approximately 17 acres of water that is owned by the City. As with the 2002 SWMP, this SWMP sets forth the long-range conceptual development program, development parameters and project review procedures for future renovation/development, yet it would transition the plan from a "site-specific" development paradigm to an "area-specific" development paradigm. The project proposes to eliminate the former Tier 1 and Tier 2 categories, and it defines each planning area with a description of existing uses, allowed uses, general development criteria and project specific development criteria. An environmental document is not required at this time for the plan amendment initiation. A future environmental document will be prepared if the plan amendment initiation is approved. [Report No. PC-19-073](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.