

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 15, 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. 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: **VISTA DE LOS ALTOS VTM - PROJECT NO. 615949**

City Council District: 2                      Plan Area: Pacific Beach

Staff: Martha Blake

Vista de Los Altos VTM: Vesting Tentative Map and Easement Vacation to subdivide a 4.45-acre lot to create 14 single dwelling unit lots, with public street and infrastructure improvements. Portions of an existing water easement will be vacated. Located to the east of Los Altos Road and south of Yost Circle. Exempt from environmental. [Report No. PC-19-077](#).

**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.

**APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****DISCUSSION ITEMS**ITEM-2: ***Appeal of Hearing Officer's decision on March 20, 2019*****\*BLACK HALIBUT CDP/SDP - PROJECT NO. 516011**

City Council District: 1                      Plan Area: La Jolla

Staff: Glenn Gargas

Black Halibut CDP/SDP - Coastal Development Permit and Site Development Permit for the demolition of an existing residence and construction of a 6,927-square-foot (above-grade Gross Floor Area), two-story, single-family residence on a 0.27-acre property. The proposed residence consists of a 4,195-square-foot basement, a 3,902-square-foot first floor, and a 2,716-square-foot second floor for total of 10,813-square-feet (includes above and below grade floor area). The project site is located at 8470 El Paseo Grande, within the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, La Jolla Archaeological Study Area, First Public Roadway, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone and within the La Jolla Community Plan area. A Mitigated Negative Declaration No. 516011 was prepared for this project. [Report No. PC-19-074](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-3: ***Appeal of Development Services Department's decision on June 7, 2019***  
**HAMMER NDP – PROJECT NO. 607413**

City Council District: 8                      Plan Area: Southeastern San Diego

Staff: Bryan Hudson

Hammer - NDP: Neighborhood Development Permit to allow four tandem parking spaces for the construction of three dwelling units and addition to an existing dwelling unit. The 0.16-acre project site is located at 1959 Harrison Avenue, within the Community Plan Implementation Overlay Zone A (CPIOZ-A), Federal Aviation Authority (FAA) Part 77 Noticing Area and the Airport Influence Area (AIA) - Review Area 1. The site is located in the San Diego Southeastern Community Plan - Village District which designates the site for Residential Medium High (0-7 dwelling units per acre) residential development and is within the RM-3-7 zone. CEQA Exempt. [Report No. PC-19-080](#).

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-4: ***Continued from July 9, 2015; Appeal of Development Services Department's decision on April 22, 2015***

**GLASS TEK MMCC – PROJECT NO. 368509**

City Council District: 6                      Plan Area: Mira Mesa

Staff: Tim Daly

Glass Tek Medical Marijuana Consumer Cooperative (MMCC); Continuance from Planning Commission hearing on July 9, 2015 for the appeal of the Hearing Officers decision to deny a Conditional Use Permit to allow a MMCC to operate in a 2,720 square-foot tenant space within an existing 15,760 square-foot building on a 0.60-acre site located at 9212 Mira Este Court. The site is in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone and the 65-70 dB CNEL for Miramar within the Mira Mesa Community Plan area. Categorical exempt per CEQA Section 15303. [Memorandum to Report No. PC-15-077, Glass Tek Entities MMCC.](#)

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-5: **CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT INITIATION – ALANTE – PROJECT NO. 637948**

City Council District: 5                      Plan Area: Carmel Mountain Ranch

Staff: Tony Kempton

Initiation of a proposed Community/General Plan Amendment to redesignate a 0.46-acre site at 10211 Rancho Carmel Drive in the Carmel Mountain Ranch Community Plan area from Low Medium Residential (6-29 du/ac) to Very High Residential (75-109 du/ac) and rezone from RM-1-2 to RM-4-10. This initiation is exempt from environmental review. [Report No. PC-19-069.](#)

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.