

Revised 12/6/19

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 12, 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: SPRINT PLNU - PROJECT 604781**

City Council District: 2      Plan Area: Peninsula

Staff: Karen Lynch

Sprint PLNU Conditional Use Permit application to relocate and modify an existing Wireless Communication Facility located at 3900 Lomaland Drive in the RS-1-7 zone of the Peninsula Community Planning area. The project consists of twelve antennas concealed inside FRP boxes on the facade of Finch Residence Hall with associated equipment maintained north of Wiley Residence Hall on the Point Loma Nazarene University campus. Exempt from the California Environmental Quality Act (CEQA). [Report No. PC-19-098](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM-2: VERIZON MT. ADA - PROJECT NO. 255230**

City Council District: 6      Plan Area: Clairemont

Staff: Karen Lynch

Verizon Mt. Ada - SDP/PDP/NDP Process 5 for a wireless communication facility consisting of the removal of a 133'2" tall monopole supporting 15 panel antennas and 2 microwave dishes and replacement with a 79' tall decorative tower concealing 12 panel antennas, 2 microwave dishes and 12 Remote Radio Units. The associated equipment is located in an existing 484-square-foot enclosure and a new 113-square-foot block enclosure is proposed to be used for a replacement emergency generator. The project is located at 6426 Mt. Ada Road in the CC-1-3

zone and the Clairemont Height Limitation Overlay Zone. Exempt from the California Environmental Quality Act (CEQA). [Report No. PC-19-086](#).

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve or deny the project.

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**DISCUSSION ITEMS**

ITEM-3:  **فروده residences - PROJECT NO. 604010**

City Council District: 6                      Plan Area: Ocean Beach

Staff: Bryan Hudson

Froude Residences: Coastal Development Permit, Site Development Permit, Easement Vacation, and Tentative Map to demolish an existing single-family residence and to request the consolidation and subdivision of four existing lots into two legal lots and construct two new, two story single-family residences and vacate an existing 4-foot wide sewer, water and drainage easement for a small lot subdivision. The land use designation is Low Medium Density (10-14 dwelling units per acre) in the RM-1-1 zone. The 0.21-acre project site is located at 1750 Froude Street, within the Airport Influence Area (Review Area 1), Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Transit Priority Area, within the Ocean Beach Community Plan Area.

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined by Development Services Department that the project qualifies for a categorical exemption pursuant to (CEQA) Guidelines Sections 15301, 15303, 15305, 15315. The decision to approve, conditionally approve, modify or deny the requested actions will be made by the City Council at a future public hearing. [Report No. PC-19-105](#).

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve or deny the project.

ITEM-4: **\* 12TH CODE UPDATE-PHASE 3**

City Council District: All      Plan Area: All

Staff: Renee Mezo

The 12th Update (Phase Three) is in response to the Planning Commission’s direction on October 24, 2019, to continue Item No. 12 of the 12<sup>th</sup> Update (Phase 2) and to address written and public testimony regarding the expiration of Conditional Use Permits (CUPs) for Medical Marijuana Consumer Cooperatives (MMCCs).

Three cannabis amendments are included as part of Phase Three. The amendments include the path of travel measurement between uses, straight-line measurement to residential zones, and regulations for expiring MMCCs, Marijuana Outlets, and Marijuana Production Facilities.

The proposed amendments were reviewed for consistency, in accordance with Public Resources Code Section 21166, with the previously certified Land Development Code (LDC) Environmental Impact Report (EIR) No. 96-0333/SCH No. 96081056, certified by City Council on November 18, 1997, Resolution No. 98-288. The Planning Department determined that the proposed amendments would not result in new significant environmental effects or substantially increase the severity of significant effects or mitigation requirements beyond those identified in the LDC EIR. [Report No. PC-19-107](#).

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve or deny the ordinance.

ITEM-5: **PLAZA UTC CPA INITIATION - PROJECT NO. 650416**

City Council District: 1      Plan Area: University

Staff: Katie Witherspoon

Plaza UTC CPA Initiation

Initiation of an amendment to the University Community Plan

The 2.53-acre site is located at 4380 La Jolla Village Drive within the University Community Planning Area.

The CPA Initiation proposes an amendment to the University Community Plan to allow an increase in development intensity for the subject site.

The initiation of an amendment to the University Community Plan is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the amendments be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004. [Report No. PC-19-106](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.