

**AGENDA FOR THE CITY OF SAN DIEGO  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 13, 2020 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.

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: **BORDER BUSINESS PARK - TRUCK.NET- PROJECT NO. 497545**

City Council District: 8                      Plan Area: Otay Mesa

Staff: William Zounes

The BBP-Truck.net project proposes the continued operation of an existing truck/trailer parking and storage facility with proposed site improvements. The proposed improvements include modified drive aisles, reconstructed driveways, landscaping, a new diesel dispenser with island, truck scale, fire lane access, canopy structures, and new curb, gutter and sidewalks with deviations to the street side yard setback, driveway widths, and driveway separation. The 16.43-acre site is located at 2222 Avenida Costa Del Sol, 8470 Avenida De La Fuente, 2224 Avenida Costa Del Sol, and 8490 Avenida De La Fuente within the IBT-1-1 zone and designated International Business Trade and Prime Industrial within the Otay Mesa Community Plan Area. Exempt from CEQA. [Report No. PC-20-003](#).

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project. (Rev. 2/13/20)

**DEPARTMENT RECOMMENDATION:**

Approve the project. (Rev. 2/13/20)

**APPROVAL OF THE AGENDA**

**DIRECTOR'S REPORT**

**COMMISSION COMMENT**

**APPROVAL OF THE MINUTES**

- August 15, 2019
- August 29, 2019
- September 12, 2019
- September 26, 2019
- October 3, 2019
- October 10, 2019
- October 24, 2019
- November 7, 2019
- November 14, 2019
- November 21, 2019

**DISCUSSION ITEMS**

ITEM-2: ***Appeal of the Hearing Officer's decision on November 20, 2019***  
**MO 11189 SORRENTO VALLEY ROAD # 103 - PROJECT NO. 559038**  
City Council District: 1                      Plan Area: Torrey Pines

Staff: Sammi Ma

Conditional Use Permit (CUP) to operate a Marijuana Outlet (MO) in a 1,767-square-foot tenant space in Unit #103, within an existing five-unit commercial condominium complex at 11189 Sorrento Valley Road. The 3.2-acre site is located in the IL-3-1 Zone, Airport Influence Area (Miramar – Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Accident Potential Zone 2 (Miramar), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Transit Priority Area, Parking Impact Overlay Zone (Coastal), Coastal Height Limitation Overlay Zone, and Prime Industrial Lands within the Torrey Pines Community Plan area. CEQA Exemption per CEQA Guidelines Section 15301, Existing Facilities. [Report No. PC-20-009](#).

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM-3: **RENZULLI ESTATES COMMUNITY PLAN AMENDMENT INITIATION AT SCRIPPS MIRAMAR RANCH – PROJECT NO. 656586**  
City Council District: 5                      Plan Area: Scripps Ranch

Staff: Tony Kempton

Initiation of a General/Community Plan Amendment to the Scripps Miramar Ranch Community Plan to re-designate a 40.76-acre site at 11495 Cypress Canyon Road from Residential 0-3

dwelling units per acre with a maximum of 45 dwelling units onsite to a Residential designation what would allow up to 100 dwelling units. This initiation is exempt from environmental review. [Report No. PC-20-013](#).

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.