

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JUNE 27, 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****APPROVAL OF THE AGENDA****DIRECTOR'S REPORT****COMMISSION COMMENT****DISCUSSION ITEMS**

ITEM-1: ***Appeal of Hearing Officer's decision on April 3, 2019***
MPF 10110 SORRENTO VALLEY – PROJECT NO. 585348
City Council District: 1 Plan Area: Torrey Pines

Staff: Firouzeh Tirandazi

MPF 10110 Sorrento Valley. Appeal of the Hearing Officer's decision to Approve an application for a Conditional Use Permit to allow the operation of a Marijuana Production Facility (MPF) within an existing 40,271 square-foot building located at 10110 Sorrento Valley Road. The 12.04-acre site is in the IL-3-1 Zone, Coastal Overlay Zone (Appealable and Non-Appealable), MCAS Miramar Airport Land Use Compatibility Overlay Zone (Airport Influence Area - Review Area 1, Accident Potential Zone 2, Noise 60-65 CNEL), Federal Aviation Administration (FAA) Part 77 Noticing Area, Parking Impact Overlay Zone (Campus and Coastal), Special Flood Hazard Area (100-year Floodplain and 100-year Floodway), Prime Industrial Lands, and Transit Priority Area within the Torrey Pines Community Plan area. CEQA Exemption.
[Report No. PC-19-057.](#)

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 April 3, 2019*****MPF 3443 PICKWICK STREET – PROJECT NO. 603679**

City Council District: 8 Plan Area: Southeastern San Diego

Staff: Sammi Ma

MPF 3443 Pickwick Street; Appeal of the Hearing Officer decision to deny the application for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 1,920 square-foot building located at 3443 Pickwick Street. The 0.17-acre site is in the IL-2-1 Zone, Federal Aviation Authority (FAA) Part 77 Noticing Area – San Diego International Airport (SDIA) – Lindberg Field, Airport Influence Area (Review Area 2 – SDIA), and designated Light Industrial Land Use Area within the Southeastern San Diego Community Plan. CEQA Exemption. [Report No. PC-19-055](#).

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 April 3, 2019*****MPF 9151 REHCO ROAD – PROJECT NO. 585470**

City Council District: 6 Plan Area: Mira Mesa

Staff: Tim Daly

Marijuana Production Facility (MPF) 9151 Rehco Road; Appeal of the Hearing Officer's decision to deny an application for a Conditional Use Permit to operate a Marijuana Production Facility within an existing 68,937 square-foot, two-story building located on a 4.72-acre site at 9151 Rehco Road in the IL-2-1 Zone, Prime Industrial Lands, Airport FAA Part 77 Noticing Area – MCAS Miramar, Airport Influence Area Review Area 1 – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, and Airport Land Use Compatibility Overlay Zone – MCAS Miramar within Mira Mesa Community Plan. CEQA Exemption. [Report No. PC-19-059](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-4: ***Appeal of Hearing Officer's decision on April 3, 2019*****MPF 2243 VERUS STREET – PROJECT NO. 585642**

City Council District: 8

Plan Area: Otay Mesa-Nestor

Staff: Sammi Ma

MPF 2243 Verus Street; Appeal of the Hearing Officer decision to deny the application for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an existing 9,250 square-foot, two-story warehouse building and proposed 1,850 square feet addition to the second floor mezzanine located at 2243 Verus Street. The 0.39-acre site is in the IL-2-1 Zone, Parking Impact Overlay Zone, Federal Aviation Administration (FAA) Part 77 Noticing Area, Airport Influence Area (Brown Field – Review Area 2), Airport Land Use Compatibility Overlay Zone (Brown Field), and Coastal Overlay (Non-Appealable) Zone within the Otay Mesa-Nestor Community Plan. CEQA Exemption. [Report No. PC-19-056](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-5: ***Appeal of Hearing Officer's decision on December 5, 2018****** CARMEL VALLEY HOTEL – PROJECT NO. 454123**

City Council District: 1

Plan Area: Carmel Valley

Staff: Glenn Gargas

Carmel Valley Hotel - Coastal Development Permit, Site Development Permit and Neighborhood Development Permit to demolish an existing restaurant and construction of a 106,675-square-foot, five-story hotel building with 127 guest rooms and subterranean parking. Neighborhood Development Permit is requested to allow mechanical lift/tandem parking as two spaces and the Site Development Permit is required due to the site location within the Carmel Valley Planned District. The 1.46-acre site is located at 3510 Valley Centre Drive, in the Visitor Commercial (VC) Zone of the Carmel Valley Planned District, Coastal (Appealable & Non-Appealable) and Parking Impact Overlay Zones, within the Carmel Valley Community Plan area. A Mitigated Negative Declaration No. 454123 was prepared for this project. [Report No. PC-19-066](#).

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-6: UNIVERSITY COMMUNITY PLAN AMENDMENT INITIATION – INTERSTATE 805 & LA JOLLA DRIVE – PROJECT NO. 632378

City Council District: 1 Plan Area: University

Staff: Daniel Monroe

This is a request to initiate an amendment to the University Community Plan for a 2.5-acre parcel located at the NW Quadrant of Interstate 805 and La Jolla Village Drive. The community plan amendment proposes to apply a Visitor Commercial land use designation to a former right-of-way parcel created as result of the reconfiguration of the southbound off-ramp at Interstate 805 and La Jolla Village Drive. Exempt from environmental. [Report No. PC-19-058](#).

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-7: CLAIREMONT COMMUNITY PLAN UPDATE WORKSHOP

City Council District: 2/6 Plan Area: Clairemont Mesa

Staff: Marlon Pangilinan

Workshop to share results of the Online Community Engagement Tool and In-person Land Use/Urban Design Workshop that were conducted for the Clairemont Community Plan Update. Staff will also be sharing potential land use scenarios as well as other urban design and mobility concepts for Planning Commission feedback and direction. [Report No. PC-19-053](#).

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION