

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., JANUARY 20, 2011**

**CITY ADMINISTRATION BUILDING**

**COUNCIL CHAMBERS**

**202 C STREET, 12<sup>TH</sup> FLOOR**

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**NOTE:**

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

*Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.*

*Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.*

*When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers, and reconvene @ 1:30.*

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING.**

**NOTE: 3 MINUTE TIME PER SPEAKER.**

**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

**ITEM-4: DIRECTOR'S REPORT.**

**ITEM-5: COMMISSION COMMENT.**

ITEM – 6: *Appeal of Hearing Officer’s decision on October 27, 2010***SPRINT/CLEARWIRE – SCRIPPS RANCH RESERVOIR –  
PROJECT NO. 196930**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Karen Lynch-Ashcraft

An appeal of the Hearing Officer’s decision to approve a Conditional Use Permit for a modification to an existing Sprint wireless communication facility currently consisting of 12 façade mounted antennas located on a city reservoir and a 200 square foot equipment enclosure at 12214 Chardonnay Street in the Scripps Miramar Ranch Community Planning area. Clearwire is proposing to replace three of the Sprint panel antennas and add three microwave dishes for a total of 15 façade mounted antennas. A new equipment cabinet will be added to the equipment enclosure. Exempt from the California Environmental Quality Act (CEQA). Report No. – PC-11-006.

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 7: *Appeal of Hearing Officer’s decision on December 1, 2010***5322 CALUMET AVENUE – PROJECT NO. 213382**

City Council District: 1

Plan Area: La Jolla

Staff: Jeannette Temple

5322 Calumet Avenue is an appeal of the Hearing Officer’s December 1, 2010 approval of a Coastal Development Permit (CDP) and Site Development Permit (SDP), a required follow-up permit to Emergency CDP’s, Project No. 208734 and Project No. 203944, to stabilize the coastal bluff and construct a reinforced shotcrete wall for an existing single family residence on a 7,834 square foot site at 5322 Calumet Avenue. The site is located in the RS-1-7 zone, Coastal Overlay (appealable), Coastal Height Limitation, Transit Area and Residential Tandem Parking Overlay zones between the sea and the first public roadway and within the La Jolla Community Plan area. The project includes a CEQA Exemption. Report No. – PC-11-008.

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: *Continued from October 14, 2010; October 28, 2010 and December 9, 2010*

**VERIZON WIRELESS MESA DE OTAY – PROJECT NO. 124563**

City Council District: 8

Plan Area: Otay Mesa

Staff: Simon Tse

Verizon Wireless Mesa De Otay – A Planned Development Permit (PDP) and a Conditional Use Permit (CUP) to replace an expired Conditional Use Permit No. 96-0271 for an existing Wireless Communication Facility (WCF) consisting of a 65-ft high monopole. The project is located at 2175 Cactus Road in the Otay Mesa Development District (OMDD) Industrial Subdistrict zone within the Otay Mesa Community Plan. Verizon Wireless will also be installing a new emergency generator alongside the existing monopole. No other changes are being proposed to this existing WCF. The PDP and CUP shall be processed as a consolidated Process 4, Planning Commission decision, appealable to City Council. The project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities). Report No. – PC-10-069

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM – 9: *Continue from December 16, 2010*

**\*THE BISHOP SCHOOL LIBRARY – PROJECT NO. 197212**

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Variance to increase the maximum building height by 2 feet and 1 inch, from 30 feet to 32 feet and 1 inch high as measured under the La Jolla Planned District regulations for the previously approved Manchester Library & Learning Center. The proposed building design will still comply with the 30 foot Coastal Height Limitation Overlay Zone (“Prop D”). The project is located at 7607 La Jolla Boulevard, in Zone 5 & 6 of La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area Overlay Zones and within the La Jolla Community Plan area.

Mitigated Negative Declaration, Project No. 6162, was certified by the City Council on March 23, 2004. This proposed Variance request was found consistent by the Environmental Analysis Section with the previous Environmental Document. Report No. – PC-10-107

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 10: **ORDINANCE REGULATING MEDICAL MARIJUANA DISPENSARIES – PROJECT NO. 227677**

City Council District: All

Plan Area: City-Wide

Staff: Stephen Hill

An amendment to the San Diego Municipal Code and the Local Coastal Program amending Municipal Code Chapter 11, Article 3, Division 1; Chapter 12, Article 6, Division 3 through 6; Chapter 14, Article 1, Division 6; and Chapter 15, Article 1, Division 1; and the City’s Local Coastal Program, all related to medical marijuana dispensaries.

The Ordinance Regulating Medical Marijuana Dispensaries would define the term medical marijuana dispensary and establish a process by which medical marijuana dispensaries can be permitted in the City of San Diego. The ordinance will apply Citywide.

The ordinance would limit medical marijuana dispensaries to Industrial Zone (IL-1-3), Industrial Small Lot Zone (IS-1-1), and Community Commercial zones which allow Watchkeepers Quarters as the only permitted residential use (CC-2-1, CC-2-2, and CC-2-3). It would make all applications for a medical marijuana dispensary subject to a Process 4 Conditional Use Permit (CUP), and would require that the dispensary be located at least 1,000 feet from schools, playgrounds, libraries, child care facilities, youth facilities, churches, parks, and other dispensaries.

The ordinance would require that medical marijuana dispensaries provide proof of their non-profit status as a condition of the CUP, and would also impose requirements and restrictions regarding signage, security, lighting and hours of operation.

The project is exempt from CEQA, Section 15061(b)(3) which states that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Report No. – PC-11-011

**TODAY’S ACTION IS:**

Process 5: Recommendation to City Council to approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project.

- ITEM – 11: **CROWN CASTLE PENASQUITOS WEST - PROJECT NO. 203710**  
City Council District: 1 Plan Area: Torrey Highlands

Staff: Jeffrey A. Peterson

Conditional Use Permit and Planned Development Permit for a Wireless Communication Facility (WCF) located on the property of the Mesa Verde Middle School, which is a part of the Poway Unified School District. The WCF was originally approved for a total of three panel antennas to be installed within three 35-foot high flag poles (one antenna in each pole), and one additional flag pole that did not include antennas. This existing WCF was approved pursuant to Development Permit No. 99-0271-05, which expired on December 30, 2009. Therefore, this new permit application is to maintain the existing WCF. The project site is located at 8375 Entreken Way in the AR-1-1 Zone within the Torrey Highlands Community Plan Area, the Airport Environs Overlay Zone (AEOZ) for the Airport Influence Area-Review Area 2 and the Overflight Zones for the Marine Corps Air Station (MCAS) Miramar, and Council District 1; Environmental Exemption. Report No. – PC-11-004

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

- ITEM – 12: **PACIFIC RIDGE APARTMENT HOMES SIGNS – PROJECT NO. 182893**  
City Council District: 6 Plan Area: Linda Vista

Staff: Sandra Teasley

A Planned Development Permit for the construction of project identification and for lease signs for identification, directional and informational signage, for a proposed apartment complex located at 5961 Linda Vista Road. The PDP is for signage only. The property is currently vacant. Exempt from the California Environmental Quality Act. Report No. – PC-11-010

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 13: \*WHITNEY MIXED USE – PROJECT NO. 182513**

City Council District: 1

Plan Area: La Jolla

Staff: Tim Daly

Planning Commission reconsider their environmental determination and approval of a Coastal Development Permit, Site Development Permit and Tentative Map Waiver to demolish the existing residential unit and retail store, construct a new three-story building with two residential and one commercial condominium units, and basement parking for a total building gross floor area of approximately 8,950 square feet on a 0.09-acre site located at 2202 and 2206 Avenida de la Playa in the Commercial Center (CC) Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area; Mitigated Negative Declaration No. 182513. Report No. – PC-11-012

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 14: CONNECTIONS HOUSING – PROJECT NO.**

City Council District: 2

Plan Area: Downtown

Staff: Lucy Contreras

Connections Housing – Conditional Use/Planned Development Permit to allow a multi-use project consisting of 75 permanent supportive living units (includes two manager units), 150 transitional housing beds, a primary health care clinic, administrative offices and a multi-service homeless center within the historical World Trade Center building located at 1250 Sixth Avenue located in the Cortez District of the Downtown Community Plan area.

A Conditional Use Permit (CUP) is required for the on-site provision of social services and transitional housing. A CUP is also required to allow for: (1) non-employment uses of the facility to exceed 50% of the gross floor area within the Employment Required Overlay District, which may be allowed within a designated historical resource. A Planned Development Permit (PDP) is required to allow for a deviation from Centre City Planned District Ordinance (PDO) standards to allow for the increased size of living units from an average of 300 square feet to 390 square feet and maximum size from 400 square feet to 640 square feet for 75 units and; (2) deviations from Land Development Code (LDC) standards for transitional housing, including but not limited to living area per bed, storage areas, and restroom facilities. Report No. – PC-11-013

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project.