

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MAY 28, 2015
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

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 to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular 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

ITEM – 1: 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 Council on any issue brought forth under "Announcements/Public Comment."

ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**
 • **MARCH 19, 2015**

ITEM – 8: *Appeal of Hearing Officer’s decision on March 25, 2015*

3421 HANCOCK STREET MMCC – PROJECT NO. 368301

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within an existing 7,988 square-foot building located at 3421 Hancock Street. The 0.14-acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-052

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: *Appeal of Hearing Officer’s decision on March 25, 2015*

3486 KURTZ STREET MMCC – PROJECT NO.368321

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative within an existing 4,367 square-foot building located at 3486 Kurtz Street. The 0.65- acre site is in the IS-1-1 zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-053

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: *Appeal of Hearing Officer’s decision on March 25, 2015*

3225 BEAN STREET MMCC – PROJECT NO. 368324

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to grant a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in an existing 2,426 square-foot building located at 3225 Bean Street. The 0.21-acre site is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-054

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Approve the appeal and reverse the decision of approval

ITEM – 11: *Appeal of Hearing Officer’s decision on March 25, 2015*

3430 HANCOCK STREET MMCC – PROJECT NO. 368291

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 2,392 square-foot tenant space within an existing 11,262 square-foot building located at 3430 Hancock Street. The 0.30-acre site is in the IS-1-1 Zone, Airport Influence Area (San Diego

International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-055

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 12: *Appeal of Hearing Officer’s decision on March 25, 2015*

3433 PICKWICK STREET MMCC – PROJECT NO. 368351

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to grant a Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in an existing 3,500 square-foot building located at 3433 Pickwick Street. The 0.11-acre site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan area. Report No. PC-15-056

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 13: *Appeal of Hearing Officer’s decision on March 25, 2015*

4645 DE SOTO STREET – PROJECT NO. 368309

City Council District: 2

Plan Area: Pacific Beach

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to grant a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a proposed 2470 square-foot building located at 4645 De Soto Street. The 0.22-acre site is in IS-1-1 Zone and Coastal Height Limitation Overlay Zone within the Pacific Beach Community Plan area. Report No. PC-15-057

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 14: *Appeal of Hearing Officer's decision on March 25, 2015*

*** 3485 NOELL STREET (CC3) MMCC – PROJECT NO. 368319**

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in an existing 8,420 square-foot building located at 3485 Noell Street. The 0.16-acre site is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-058

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 15: *Appeal of Hearing Officer's decision on March 25, 2015*

3385 SUNRISE STREET MMCC – PROJECT NO. 368337

City Council District: 8

Plan Area: Southeastern San Diego

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in an existing 4,412 square-foot building located at 3385 Sunrise Street. The 0.16-acre site is in the I-1 Zone in the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan area. Report No. PC-15-059

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 16: *Appeal of Hearing Officer’s decision on March 25, 2015*

7128 MIRAMAR ROAD (EJ MARKETING) MMCC– PROJECT NO. 368343
 City Council District: 6 Plan Area: Mira Mesa

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to grant a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative MMCC in a 1,055 square-foot tenant space within an existing 21,500 square-foot building located at 7128 Miramar Road. The 1.9-acre site is in IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone and the 70-75 dB CNEL for Miramar within the Mira Mesa Community Plan area. Report No. PC-15-060

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 17: *Appeal of Hearing Officer’s decision on March 25, 2015*

3571 PACIFIC HIGHWAY (PATIENTS ALTERNATIVE-MIDDLETOWN)
MMCC – PROJECT NO. 368295

City Council District: 2 Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Appeal of the March 25, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative MMCC in a proposed 4,258 square-foot one-story building located at 3571 Pacific Highway. The 0.33-acre site is in IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan area. Report No. PC-15-061

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.