

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 18, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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:**
 • **MAY 14, 2015**

ITEM – 8: *Continued from May 28, 2015; 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 – 9: * **SOLAR ENERGY SYSTEMS ORDINANCE**
City Council District: All Plan Area: All

Staff: Amanda Lee

This is a request for a recommendation to the City Council to approve an ordinance amending LDC Chapter 11, Article 2; Chapter 12, Article 9; Chapter 13, Article 1; Chapter 14, Articles 1 and 2; and Chapter 15, Articles 1 and 5 relating to the proposed permit process for solar energy systems. The purpose of the ordinance is to implement state law (AB 2188 approved September 2014). The amendments will create a new separately regulated use category for solar energy systems and will allow solar energy systems citywide in all zones as a limited use subject to ministerial permit approval where the system design meets specified criteria. The intent is to promote and encourage the development of solar energy system by removing process obstacles and minimizing permit costs. Pursuant to state law, the amendments provide for an expedited process for small rooftop solar systems on single dwelling unit and duplex development, and create a process for an applicant to appeal to Planning Commission a decision by the Building Official to deny a small rooftop solar energy system.

In accordance with CEQA Guidelines section 15162, no subsequent EIR or other environmental document is needed as all of the impacts were adequately addressed and disclosed in the original Land Development Code EIR No. 96-0333. Report No. PC-15-066

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the ordinance.

ITEM –10: ***DEL SUR COURT – PROJECT NO. 340862**

City Council District: 5

Plan Area: Black Mountain Ranch

Staff: John S. Fisher

The Del Sur Court project proposes an Easement Vacation to vacate a general utility and access easement, Planned Development Permit & Site Development Permit amending PRD/RPO 95-0173 and PDP No. 497493 & SDP No. 497494 and an Amended Vesting Tentative Map to subdivide and develop 206 age-restricted dwelling units (130 single family age-restricted units & 76 condominium age restricted units) and amend the Black Mountain Ranch North Village Community Design Guidelines on a 38.40-acre site located east of Camino Del Sur in the RM-2-6 Zone within the Black Mountain Ranch Community Plan in Council District 5. This application was filed November 22, 2013. An Addendum to Environmental Impact Report No. 96-7902 was prepared for this project. Report No. PC-15-067

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 11: ***MARKET STREET ROW HOMES – PROJECT NO. 143996**

City Council District: 8

Plan Area: Southeastern San Diego

Staff: William Zounes

The project proposes a Tentative Map, Variance, and Southeastern San Diego Planned District Development Permit processed as a Site Development Permit to allow the construction of six residential condominiums with attached two-car garages on a 0.29-acre site. The project requires a variance for a portion of the proposed retaining walls that will exceed the allowable height and does not provide required wall separation. The project is located at 2748 Market Street in the MF-1500 zone in the Grant Hill Neighborhood of the Southeastern San Diego Community Plan, Southeastern San Diego Planned Districts, Outdoor Lighting Zones, Transit Area Overlay Zone, Airport Influence Area (Review Area 2), and Federal Aviation Administration (FAA) Part 77 Notification Area. Mitigated Negative Declaration No. 143996. Report No. PC-15-069

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: *** THE REGENT ON FIFTH – PROJECT NO. 335870**

City Council District: 3

Plan Area: Uptown

Staff: Renee Mezo

A Site Development Permit and Vesting Tentative Map to consolidate lots and construct 41 residential condominium units with deviations to the development regulations on a 0.69-acre site. The project site located at 2604 5th Avenue and 406 Maple Street in the CV-1 & NP-1 zones of the Mid-City Communities Planned District within the Uptown Community Plan. The site is also located within the Airport Approach, Residential Tandem Parking, and Transit Area Overlay Zones. There is no development at the 406 Maple Street site. Mitigated Declaration No. 335870. Report No. PC-15-079.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: * **UNION-TRIBUNE MIXED USE – PROJECT NO. 277550**

City Council District: 6 Plan Area: Mission Valley

Staff: William Zounes

The project proposes the construction of a 200 unit multi-family residential development within two, 7-story buildings, a 3.5 story parking garage, 3,000 square feet of retail space, and outdoor amenities including a 0.54-acre public pocket park and promenade. The 12.86 acre site is developed with an existing newspaper printing facility and office building. The site is located at 350 Camino De La Reina in the MV-I zone of Mission Valley Planned District within the Mission Valley Community Plan, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Montgomery Field Review Area 2), the FAA Part 77 Notification Area (130' MSL for Lindbergh Field - 607' MSL for Montgomery Field), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. Environmental Impact Report No. 277550. Report No. PC-15-080.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 14: * **WEST END – PROJECT NO. 368100**

City Council District: 1 Plan Area: University

Staff: John S. Fisher

The West End project proposes a Vesting Tentative Map, Planned Development Permit and Site Development Permit to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine single family residences located at the approximately southerly terminus of Renault Way in the RS-1-7 zone of the University Community Plan area. The applicant is departing from the standard dedicated public street by providing a private driveway. This project requires adoption of a Mitigated Negative Declaration and adoption of a Mitigation Monitoring and Reporting Program. Report No. PC-15-022

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 15: **UTAH 7 TENTATIVE MAP – PROJECT NO. 368100**
City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map for a condominium conversion of one existing residential unit and the creation of six condominium units in an under-construction structure, for a total of seven residential condominium units on the project site. The 0.16-acre project site is located at 4512-4518 Utah Street, in the MR-1500 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area, in Council District 3. Exempt from Environmental. Report No. PC-15-082

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 16: ***CASTLEROCK AMENDMENT – PROJECT NO. 388889**
City Council District: 7 Plan Area: East Elliott

Staff: John S. Fisher

General Plan/Community Plan Amendment, Rezone, Amended Vesting Tentative Map, Planned Development Permit, Site Development Permit and Easement Vacation for the Castlerock Amendment project which proposes to redesign Unit 5, increase the proposed public park and increase the RX-1-1 zoned area, reduce the open space within the subdivision, reduce the total detached single family units from 93 to 87 dwelling units and increase the amount of off-site open space dedication. The 44.9 acre site is located north of Mast Boulevard between Medina Drive and West Hills Parkway in the East Elliott Community Plan area in Council District 7. This application was filed on October 1, 2014. An Addendum to Environmental Impact Report No. 96-7902 was prepared for this project. Report No. PC-15-070

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.