

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 25, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Trailed from June 18, 2015*

***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.

ITEM – 8: *Appeal of Hearing Officer's decision on April 22, 2015*

SD HEALTH 7 WELLNESS MMCC – PROJECT NO. 369478

City Council District: 6

Plan Area: Kearny Mesa

Staff: Edith Gutierrez

Denial of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in two tenant spaces totaling 2,366 square-feet within an existing 22,274 square foot building on a 0.55-acre site located at 5125 Convoy Street. The site is in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone, and the 60-65 and the 65-70 dB CNEL for MCAS Miramar, the Transition Safety Zone for Miramar, and Safety Zone 6 for Montgomery within the Kearny Mesa Community Plan Area. Report No. PC-15-073

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Uphold the appeal and approve the project.

ITEM – 9: *Appeal of Hearing Officer’s decision on April 22, 2015*

8863 BALBOA STE E MMCC – PROJECT NO. 368347

City Council District: 6 Plan Area: Kearny Mesa

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 999 square-foot tenant space within an existing 4,995 square-foot one-story building on a 2.51-acre site located at 8863 Balboa Avenue. The site is in the IL-3-1 Zone, the Airport Influence Area (Miramar and Montgomery Field), Montgomery Field Safety Zone 2, 5, and 6, the 60-65 dB CNEL for Montgomery Field, and within the Kearny Mesa Community Plan area. Report No. PC-15-074

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 April 22, 2015*

4417 RAINIER AVE (LIVING GREEN) MMCC – PROJECT NO. 379530

City Council District: 7 Plan Area: Navajo

Staff: Edith Gutierrez

Denial of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 2,844 square-foot building on a 0.16-acre site located at 4417 Rainier Avenue. The site is located in the IL-3-1 zone, the Airport Influence Area (Montgomery Field) and the Community Plan Implementation

Overlay Zone Type A within the Navajo Community Plan area. Report No. PC-15-075

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM –11: *Appeal of Hearing Officer’s decision on April 22, 2015*

7625 CARROLL ROAD MMCC – PROJECT NO. 370687

City Council District: 6 Plan Area: Mira Mesa

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in an existing 4,581 square building on a 1.29-acre site located at 7625 Carroll Road. The site is in the 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-15-076

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 April 22, 2015*

9212 MIRA ESTE CT (GLASS TEK) MMCC – PROJECT NO. 368509

City Council District: 6 Plan Area: Mira Mesa

Staff: Edith Gutierrez

Denial of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in 2,720 square-foot tenant space within an existing 15,760 square-foot building on a 0.60-acre site located at 9212 Mira Este Court. The site is in the IL-3-1 Zone, Airport Land Use Compatibility Overlay Zone and the 65-70 dB CNEL for Miramar within the Mira Mesa Community Plan area. Report No. PC-15-077

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Uphold the appeal and approve the project.

ITEM –13: *Appeal of Hearing Officer’s decision on April 22, 2015*

2405 HARBOR DRIVE (SOUTH BAY DREAMS) MMCC – PROJECT NO. 381308

City Council District: 8

Plan Area: Barrio Logan

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 1,083 square-foot tenant space within a proposed 1,966 square-foot building on a 0.04-acre site located at a 2405 Harbor Drive. The site is in the BLPD-Subdistrict D and the IH-2-1 zones, the Airport Influence Area (San Diego International Airport), Transit Area Overlay Zone, Parking Impact Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2 and other jurisdiction) and within the First Public Roadway within the Barrio Logan/Highway 101 Community Plan area. Report No. PC-15-078

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 14: *Continued from May 28, 2015; 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:

Uphold the appeal and approve the project.

ITEM – 15: **VERIZON – CARMEL HIGHLANDS – PROJECT NO. 378613**

City Council District: 5

Plan Area: Ranch Bernardo

Staff: Alexander Hempton

Verizon - Carmel Highlands is an application for a Planned Development Permit and Neighborhood Development Permit for a Wireless Communication Facility. The project consists of a new 55-foot tall monoecalyptus tree supporting antennas and an equipment enclosure with an emergency generator. The project is located at 15330 Avenue of Science in the IH-2-1 zone. The project was evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from CEQA pursuant to CEQA State Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction/Conversion of Small Structures). Report No. PC-15-071

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 16: **VERIZON – COLINA DEL SOL - PROJECT NO. 376276**

City Council District: 9

Plan Area: Mid City: City Heights

Staff: Karen Lynch

Verizon - Colina Del Sol, Conditional Use Permit and Neighborhood Development Permit for a wireless communication facility consisting (WCF) of a 35-foot tall faux pine tree supporting 12 panel antennas with associated equipment located within an adjacent 248-square foot block enclosure. The WCF is proposed in the southeast corner of Colina Del Sol Park located at 5319 Orange Avenue in the OP-1-1 zone of the Mid-City Communities City Heights Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-072

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 17: * **DUNLOP STREET APARTMENTS – PROJECT NO. 295340**

City Council District: 7 Plan Area: Linda Vista

Staff: PJ Fitzgerald

The project is an application for a Site Development Permit and Easement Vacations to allow the development of a 70-unit apartment complex within five new buildings (the project will maintain 6 existing units for a total of 76 units) and vacate existing sewer and storm drain utility easements. The project is an Affordable/In-fill housing project and has elected to provide 8 on-site affordable housing units; four (4) deviations to development regulations are requested as allowed under the Affordable/In-fill housing regulations and are related to land use, building height and retaining wall height. The 2.4-acre site is located at 2355 1/3 Ulric Street at the intersection of Ulric Street and Dunlop Street in the CC-2-3 and RM-3-9 Zones within the Linda Vista Community Plan area. Mitigated Negative Declaration No. 295430 was prepared for the project. Report No. PC-15-044

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 18: **ROOMING HOUSE ORDINANCE AMENDMENT**

City Council District: 9 Plan Area: College Area

Staff: Chris Pearson

Amendment to the Land Development Code and local Coastal Program for the Rooming House Ordinance. Approve amendment to Chapter 11, Article 3, Division 1 of the San Diego Municipal Code by amending section 113.0103; and amending Chapter 13, Article 1, Division 1 of the San Diego Municipal Code by amending sections 113.0103 and 131.0112, both relating to the definition of rooming house and amending section 131.0422 Use Regulations Table for Residential Zones, Table 131-04B. Report No. PC-15-083

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.