

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., AUGUST 13, 2015  
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 to Conference Room A, located on the 12<sup>th</sup> 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**  
      •   **JULY 23, 2015**  
      •   **JULY 30, 2015**

ITEM – 8:     ***Expedite***

**\* SILVER STREET VILLAGE HOMES – PROJECT NO. 393503**

City Council District: 1

Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Silver Street Village Homes: Coastal Development Permit (CDP), Site Development Permit (SDP), Vesting Tentative Map (VTM), and Easement Vacation (EV) for the demolition of two existing commercial structures and to construct three, two-story residential buildings containing eighteen (18) attached single family residential condominium units on a 0.739 acre site. The project also proposes improvements including grading and landscaping that would encroach to the adjacent, City-owned, non-dedicated park parcel located south of the existing tennis courts in the La Jolla Community Park. This parcel is associated with Conditional Use Permit (CUP No. 14155), which would be retained. The project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project’s projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone

(Coastal Impact Area), Residential Tandem Parking Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 393503. Report No. PC-15-094

**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 -9: *Appeal of Hearing Officer's decision on June 24, 2015*

**THE HEALING CENTER MMCC – PROJECT NO. 378883**

City Council District: 3

Plan Area: Mission Valley

Staff: Edith Gutierrez

Appeal of the June 24, 2015, Hearing Officer's decision to grant a Conditional Use Permit and Site Development Permit to operate a Medical Marijuana Consumer Cooperative in a 400 square-foot tenant space within an existing 19,700 square-foot building located at 3703 Camino Del Rio South. The 0.93-acre site is in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area. Report No. PC-15-098 (**Revised 8/7/15**)

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the project.

ITEM -10: **1111 PROSPECT STREET PDP – PROJECT NO. 403401**

City Council District: 1

Plan Area: La Jolla

Staff: Morris E. Dye

A Process 4 Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to allow 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 36,485 square-foot Retail/Office Building located at 1111 Prospect St. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Planning Area, in Council District 1. Report No. PC-15-101 (**Revised 8/7/15**)

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.