

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 22, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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:**
 • **September 17, 2015**

ITEM – 8: **NOTE: Project withdrawn by the applicant on October 12, 2015.**

Appeal of Hearing Officer’s decision on July 15, 2015

3895 PACIFIC HIGHWAY MMCC– PROJECT NO. 368341

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

Staff: Edith Gutierrez

Appeal of the July 15, 2015, Hearing Officer's decision to deny a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in an existing 967 square-foot building located at 3895 Pacific Highway. The 0.09-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-15-110

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 August 26, 2015*

VERIZON WIRELESS RIDGEWOOD PARK – PROJECT NO. 379009

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Simon Tse

Appeal of the August 26, 2015, Hearing Officer’s decision to grant a Site Development Permit, Neighborhood Development Permit and a Neighborhood Use Permit to install a new Wireless Communication Facility (WCF) in the Ridgewood Neighborhood Park located at 12604 La Tortola. The WCF consists of twelve (12) antennas concealed on a 35-foot tall mono-eucalyptus tree and a 220 square foot equipment enclosure. The 8.53 acre park site is in the RS-1-14 zone in the Rancho Penasquitos Community Plan area. The project was exempt from the California Environmental Quality Act (CEQA) under Guideline Section 15303 (New Construction) on April 15, 2015 and the Environmental Determination was appealed to City Council, which heard and denied the appeal on June 30, 2015 pursuant to Resolution No. 309829. Report No. PC-15-112

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: * **SOUTHEASTERN SAN DIEGO AND ENCANTO NEIGHBORHOODS COMMUNITY PLAN UPDATES – PROJECT NO. 386029**

City Council District: 4, 8, 9

Plan Area: Southeastern San Diego and Encanto Neighborhoods

Staff: Lara Gates

Recommendation to certify the Final Environmental Impact Report (FEIR) Sch. No. 2014051075, approve an update to the Southeastern San Diego Community Plan, adopt a new community plan for the Encanto Neighborhoods, amend the General Plan, amend the Southeastern San Diego Planned District Ordinance (SESDPDO) to repeal its application in the Southeastern San Diego and Encanto neighborhoods, rescind the Mt. Hope Planned District Ordinance (MHPDO), replace the SESDPDO and MHPDO with citywide zoning, and adopt Community Plan Implementation Overlay Zones (CPIOZ). Report No. PC-15-099

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.