

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 29, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 24, 2015**

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

4417 RAINIER AVENUE (LIVING GREEN) MMCC – PROJECT NO. 379530
 City Council District: 7 Plan Area: Navajo

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. Deny the project

ITEM – 9: *Appeal of Hearing Officer’s decision on September 16, 2015*

TORREY HOLISTICS CLINIC MMCC– PROJECT NO. 390943
 City Council District: 1 Plan Area: Torrey Pines

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 1,294 square-foot tenant space within an existing 9,687 square-foot building on a 0.43-acre site located at 10671 Roselle Street. The site is located in the IL-3-1 Zone, Airport Influence Area (Miramar), the Airport Land Use Compatibility Overlay Zone, Accident Potential Zone 2 for Miramar, Coastal Overlay Zone (Appealable and Non-Appealable Area), Special Flood Hazard Area (100 Year Floodway and 100 Year Floodplain), Parking Impact Overlay Zone (Campus and Coastal), and the Coastal Height Limitation Overlay Zone within the Torrey Pines Community Plan area. Report No. PC-15-120

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal. Approve the project.

ITEM –10: **SPRINT WESLEY PALMS – PROJECT NO. 417284**
City Council District: 2 Plan Area: Pacific Beach

Staff: Simon Tse

Sprint Wesley Palms – A Conditional Use Permit and a Neighborhood Development Permit to modify an existing Wireless Communication Facility (WCF) located at 2404 Loring Street in the RS-1-4 zone of the Pacific Beach Community Plan. The modification consists of replacement antennas and the installation of Remote Radio Head units concealed inside new Fiberglass Reinforced Panel (FRP) screenings. The equipment cabinets associated with this project will continue to operate inside the existing enclosure on the ground floor with interior modification. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-15-119

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM –11: *** SOUTHVIEW LOT 1 – PROJECT NO. 370044**
City Council District: 8 Plan Area: Otay Mesa

Staff: Tim Daly

Southview Lot 1, an application for a Planned Development Permit and Site Development Permit (SDP) to amend SDP No. 25170 to construct 88 multi-family residential units with setback deviations located east of Caliente Avenue and Airway Road. The 5.068 acre lot is in the RM-2-6 zone of the Otay Mesa Community Plan.

This project is within the scope of Mitigated Negative Declaration No. 2204, adopted by City Council on July 23, 2012. This Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA. Report No. PC-15-122

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.