

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 10, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

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*

SUSTAINABLE THERAPEUTICS MMCC – PROJECT NO. 368302

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

Denial of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 4,489 square-foot tenant space within an existing 6,025 square-foot building located at 3500 Estudillo Street. The 0.23-acre site is located 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-15-132

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Uphold the appeal. Approve the project.

ITEM – 10: *Continued from October 29, 2015; Appeal of Hearing Officer’s decision on April 22, 2015*

LIVING GREEN MMCC (4417 RAINIER AVENUE) – 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 located at 4417 Rainier Avenue. The 0.16-acre 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 -11: CHOLLAS CREEK VECTOR & REMEDIATION SDP - PROJECT NO. 422081

City Council District: 9

Plan Area: Southeastern San Diego

Staff: Helene Deisher

Chollas Creek Vector Habitat Remediation located within the lower South Branch of Chollas Creek at 1440 South 38th Street. The purpose of the project is to decrease favorable habitat for mosquitoes, by removing remnants of the former pedestrian bridge and restoring the creek to re-establish channel grades and eliminate standing water. The site is adjacent to two community parks and residential neighborhoods. The 5.83 acre site is in the MF-2500, MF-3000 and MF-40000 zones of the Southeastern San Diego Planned District, within the Southeastern San Diego Community Plan Area and Council District 9.

Project was determined to be consistent with the County of San Diego's Programmatic Environmental Impact Report for the Vector Habitat Remediation Program Project (SCH No. 2009011067). Report No. PC-15-114

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.