

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 17, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from December 10, 2015; 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 –8: **OLD TOWN AND MIDWAY PACIFIC HIGHWAY COMMUNITY PLAN UPDATES WORKSHOP**

City Council District: 2, 3 Plan Area: Old Town San Diego and Midway Pacific Highway

Staff: Vickie White

The first draft of the updated Old Town San Diego Community Plan will be presented to the Planning Commission for discussion. Also, an update will be provided on the progress of the draft Midway-Pacific Highway Community Plan. Report No. PC-15-115

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 9: **NOTE: *Staff will be requesting a continuance.***

*** 101 DICKINSON – PROJECT NO. 406244**
 City Council District: 3 Plan Area: Uptown

Staff: Renee Mezo

A Process 4 Site Development Permit and Tentative Map to demolish existing residences, construct 49 residential condominium units in a mixed-use residential and commercial building with deviations located at 101 - 112 Dickinson Ave. The 0.73-acre site is located in the MCCPD-NP-1 Zone and the RS-1-1 Zone of the Mid-City Communities Planned District in the Uptown Community Plan area and Council District 3.

TODAY’S ACTION IS:
 Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
 Approve the project.

ITEM – 10: **THE DAKOTA TM – PROJECT NO. 408772**
 City Council District: 3 Plan Area: Greater North Park

Staff: Derrick Johnson

The Dakota TM, Tentative Map and request to waive underground utilities requirements. The 0.24-acre site is located at 4476 - 4480 30th Street, in the CL-2 zone of the Mid- City Communities Planned District, within the Greater North Park Community Plan Area and the Transit Area Overlay Zone. The project proposes a Tentative Map for the subdivision of the site to create eight (8) residential condominium units that are currently under construction. An Exemption was issued for this project. Report No. PC -15-133

TODAY’S ACTION IS:
 Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
 Approve the project.