

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JUNE 23, 2016  
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 the Commission 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ITEM – 2:       **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**

- May 12, 2016
- May 26, 2016

ITEM – 8:       ***Appeal of Hearing Officer’s decision on October 28, 2015***

**NOTE: THE APPLICANT IS REQUESTING A CONTINUANCE TO DATE CERTAIN OF JULY 21, 2016.**

**GRANTVILLE GREEN MMCC – PROJECT NO. 363381**

City Council District: 7                      Plan Area: Navajo

Staff: Edith Gutierrez

Denial of a Conditional Use Permit to allow a Medical Marijuana Consumer Cooperative (MMCC) to operate in a 623 square-foot tenant space within a 6,760 square-foot building located at 4410 Glacier Avenue. The 0.24-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-16-045

**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 April 22, 2016***

**NOTE: PROJECT WITHDRAWN BY THE APPLICANT ON JUNE 10, 2016 AND REQUESTING FOR FUTURE DATE.**

**LIVING GREEN MMCC – PROJECT NO. 379530**

City Council District: 7                      Plan Area: Navajo

Staff: Edith Gutierrez

Deny 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-16-042

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 10: **CVS 5<sup>TH</sup> & J – PROJECT NO. 2015-71**

City Council District: 3                      Plan Area: Downtown

Staff: Steve Bossi

Lyons Warren Engineer + Architects (“Applicant”) is requesting approval of Planned Development Permit/Conditional Use Permit (PDP/CUP) No. 2015-71. The CUP is to allow a ground floor use over 10,000 SF in the Gaslamp Quarter and the PDP is for a deviation from the maximum 150 feet of lineal frontage. The proposed use is located in a 10,800 SF lease space on the northwest corner of Fifth Avenue and J Street in the Gaslamp Quarter in the Downtown Community Plan Area. The Project would combine three existing tenant spaces currently occupied by specialty retail uses and replace those with one new CVS Pharmacy drug store use. Report No. PC-16-053

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM – 11: **NEIL GOOD DAY CENTER (1402 COMMERCIAL STREET) – PROJECT NO. 2016-13**  
 City Council District: 3                      Plan Area: Downtown

Staff: Steve Bossi

S.V.D.P Management, Inc. ("Applicant") has proposed relocation of the Neil Good Day Center homeless day center which requires a Process Four CUP pursuant to SDMC 141.0412(d). The site is located at 1402 Commercial Street on the northeast corner of 14th and Commercial streets in the East Village neighborhood of the Downtown Community Plan area. The day center would be located on a 38,768 square-foot (SF) site including a 5,624 SF building and an outdoor patio area. The day center would provide an area for day time storage of belongings, a covered respite from the weather, employment information and referrals, income assistance to patrons, facilities for personal hygiene, and mail and telephone access. Report No. PC-16-054

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 12: **\* CREEKSIDE POINTE TM – PROJECT NO. 424931**  
 City Council District: 4                      Plan Area: Encanto

Staff: Derrick Johnson

Creekside Pointe TM, Site Development Permit, Planned Development Permit, Tentative Map for the development of 24 residential townhomes, consisting of six, two-story buildings with four units each, totaling 32,346-square-feet.

The 1.55-acre site is located at 5282 Naranja Street in the RM-2-5 Zone of the Southeastern San Diego Planned District Ordinance, within the Encanto Community Plan area. An Addendum to the Southeastern San Diego Community Plan 2015 Environmental Impact Report No. 424931 has been prepared for the project in accordance with State of California Environmental Quality Act Guidelines. Report No. PC-16-046

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 13: **\* STEVENSON PROPERTY – PROJECT NO. 421571**  
 City Council District: 2                      Plan Area: Clairemont Mesa

Staff: Morris Dye

Stevenson Property - Vesting Tentative Map and Site Development Permit for the subdivision of 54 single family residential lots and the development of 52 single family residences within environmentally sensitive lands located at 4520 Pocahontas Avenue. The 17.51-acre site is in the RS-1-7 and RS-1-1 zones within the Clairemont Mesa Community Plan Area. Mitigated Negative Declaration. Report No. PC-16-056

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 14:

**NOTE: PROJECT WITHDRAWN BY CITY STAFF ON JUNE 13, 2016 AND WILL RE-NOTICE FOR FUTURE DATE.**

**CONGER MIXED USE – PROJECT NO. 294307**

City Council District: 1                      Plan Area: La Jolla

Staff: John S. Fisher

The Conger Mixed Use project requires approval of a Tentative Map, Coastal Development Permit and a Site Development Permit. The project proposes to demolish and remove an existing service station, construct a mixed use project with four commercial condominium units and twelve residential market-rate condominium units with a subterranean parking garage, landscaping and minor improvements in the public right-of-way. The 0.48 acre site is located at 801 Pearl Street, is located on the southeast corner of Pearl Street and Eads Avenue in the La Jolla Community Plan area. The City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 10, 2016, and the opportunity to appeal that determination ended March 28, 2016. Report No. PC-16-059

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.