

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., AUGUST 11, 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ITEM – 2:       **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:       ***Appeal of Hearing Officer's decision on April 22, 2015***

**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 former IL-3-1 zone (currently CC-3-6 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 – 8:       ***Appeal of Hearing Officer's decision on October 7, 2015***

**3455 CAMINO DEL RIO SOUTH MMCC – PROJECT NO. 368346**

City Council District: 3                      Plan Area: Mission Valley

Staff: Edith Gutierrez

Approval of a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative (MMCC) in a 1,564 square-foot tenant space within an existing 4,877 square-foot building located at 3455 Camino Del Rio South. The site is located in the MVPD-MV-CO Zone, the Airport Influence Area (Montgomery Field) and the Airport Land Use Compatibility Overlay Zone within the Mission Valley Community Plan area. Report No. PC-16-065

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Approve the appeal.

ITEM – 9:

**\* 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 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. A Negative Declaration No. 294307 was prepared for the project. Report No. PC-16-059

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.