

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., DECEMBER 15, 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 Commission Secretary 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ITEM – 2:       **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**  
• November 17, 2016

ITEM – 8:       ***Appeal of Hearing Officer's decision on October 12, 2016***

**HERSCHEL TRIPLEX TM CDP – PROJECT NO. 483102**

City Council District: 1           Plan Area: La Jolla

Staff: Gaetano Martedi

Herschel Triplex Tentative Map and Coastal Development Permit to create three residential condominium units (under construction) and to waive the requirements to underground existing off-site overhead utilities located at 7569-7571 Herschel Ave. The 0.145-acre-site is in the RM-3-7 zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area, and within Council District 1.

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities). This project is not pending an appeal of the environmental determination. Report No. PC-16-098

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 9: ***Continued from December 1, 2016; Appeal of Hearing Officer's decision on September 21, 2016***

**7-Eleven, 3911 University Avenue – PROJECT NO. 442481**

City Council District: 9                      Plan Area: City Heights

Staff: Derrick Johnson

On October 4, 2016, the Development Services Department received an appeal of the Hearing Officer Decision to allow a Conditional Use Permit for the transfer of an existing Type 20 Off-Sale Beer & Wine Alcohol Beverage License for off-site consumption, to be used at a new 2,150-square-foot, 7-Eleven convenience store located at 3911 University Avenue, within the City Heights Community Plan area.

The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016. The scope of the subject hearing considers only the project appeal and not the environmental determination. Report No. PC-16-095

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 10: **T-MOBILE SAN CARLOS RECREATION – PROJECT NO. 417126**

City Council District: 7                      Plan Area: Navajo

Staff: Karen Lynch

T-Mobile San Carlos Recreation - Conditional Use Permit (CUP). A Wireless Communication Facility (WCF) consisting of a 48-foot-tall clock tower concealing nine panel antennas and associated components with associated equipment located in the bottom floor of the tower. The tower is proposed on the south side of the San Carlos Recreation Center gymnasium at 6445 Lake Badin Avenue in the OP-1-1 zone of the Navajo Community Planning area. The project is exempt from the California Environmental Quality Act (CEQA). Report No. PC-16-096

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **DELTA UPSILON FRATERNITY – PROJECT NO. 480185**  
 City Council District: 9 Plan Area: College

Staff: Renee Mezo

COLLEGE AREA: (Process 4) Conditional Use Permit and Planned Development Permit to demolish an existing fraternity (single-family residence) and construct a three-story, 15,343-square-foot, 16-bedroom fraternity with a deviation to the lot coverage regulation. The 0.16-acre site is located at 5545 Hardy Avenue in the RM-3-9 zone within the College Community Plan area. Council District 9. Exempt from CEQA. Report No. PC-16-097

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 12: **\* THE BEACON – PROJECT NO. 2016-19**  
 City Council District: 3 Plan Area: Downtown

Staff: Christian Svensk

Wakeland Housing & Development Corporation is requesting approval of The Beacon development project which consists of Centre City Development Permit/Site Development Permit (CCDP/SDP) No. 2016-19 for the construction of a 5-story (approximately 60 foot tall) very low-income, supportive housing development. The proposed project is located on an approximately 8,278 square-foot (SF) site on the south side of C Street between 14th and 15th avenues in the East Village neighborhood of the Downtown Community Plan area. The project contains 44 residential dwelling units and eight automobile parking spaces. The SDP is for the demolition of a locally historic designated resource, the W.G. Reinhardt Apartments.

Project is within the scope of Previously Certified Final Environmental Impact Reports and No Additional Environmental Document is Required under the California Environmental Quality Act. Report No. PC-16-099

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 13: **ADULT USE OF MARIJUANA ACT AMENDMENTS – PROJECT NO. 12003223**  
 City Council District: All Plan Area: City-Wide

Staff: Dan Normandin

The Adult Use of Marijuana Act Amendment creates a new use (marijuana outlets) and associated regulations to address the Adult Use of Marijuana Act, and modifies the regulations for medical marijuana consumer cooperatives. Generally, marijuana outlets will be subject to the zoning, permit, separation, and operational requirements that apply to medical marijuana consumer cooperatives. Additionally the amendment prohibits cultivation, processing, distribution and storage, production, and testing of marijuana and marijuana by-products. The regulations will apply citywide.

The project is exempt from CEQA, Section 15061(b)(3) which states that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Report No. PC-16-100

**TODAY'S ACTION IS:**

Process 5. Recommend to City Council to approve the ordinance.

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the ordinance.