

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, JULY 20, 2017 AT 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the Planning Commission Secretary at (619) 321-3208 or <mailto:planningcommission@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, requires different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document.

The Commission may take one vote to approve one or more items identified as being part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in Staff's recommendation, which is normally set forth in the agenda and the Report to Planning Commission, and which Staff may modify prior to the vote by informing the Commission verbally or in writing. The Consent Agenda may be voted on quickly, so if you wish to be heard, please submit your Request to Speak form prior to the start of the meeting.

Members of the Public should provide materials to the Planning Commission via the Planning Commission Secretary so they are able to thoroughly review and consider materials prior to the day of the hearing.

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the Planning Commissioners prior to and during the Planning Commission 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. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Planning Commission Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during a Planning Commission meeting are available for review by making a verbal request of Development Services staff located in Council Chambers.

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."

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**CONSENT AGENDA****ITEM-1: PODIUM 93 COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 540304**

City Council District: 1

Plan Area: University

Staff: Dan Monroe

Podium 93 Community Plan Amendment Initiation

Community Plan Amendment/Specific Plan Amendment Initiation

The property is located at 9363, 9373 and 9393 Towne Centre Drive within the University Community Planning Area. The request is to initiate an amendment to the University Community Plan and the Nexus Technology Centre Specific Plan to increase the allowable development intensity for the site. The initiation request also proposes designating a portion of city-owned property located south of Nobel Drive, west of Interstate 805 from Scientific Research to Open Space. This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Report No. PC-17-062

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

APPROVAL OF THE AGENDA**DIRECTOR'S REPORT****COMMISSION COMMENT**

APPROVAL OF THE MINUTES

- April 27, 2017

DISCUSSION ITEMSITEM-2: ***Appeal of Hearing Officer's decision on May 24, 2017*****CDRS COOPERATIVE – PROJECT NO. 514308**

City Council District: 7

Plan Area: Mission Valley

Staff: Firouzeh Tirandazi

CDRS Cooperative, Process Three Conditional Use Permit; Appeal of the May 24, 2017 Hearing Officer decision to deny a Conditional Use Permit to allow the operation of a Marijuana Outlet in a 4,401-square-foot tenant space, Suites 230 and 250, located on the second floor of an existing 10,402-square-foot, two-story commercial office building. The 0.61-acre site is located at 2425 Camino Del Rio South in the MV-CO Zone of the Mission Valley Planned District within the Mission Valley Community Plan. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 6, 2017 and the opportunity to appeal that determination ended March 20, 2017. Report No. PC-17-060

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-3: ***Appeal of Hearing Officer's decision on May 24, 2017*****STONE AGE FARMACY – PROJECT NO. 510523**

City Council District: 7

Plan Area: Mission Valley

Staff: Firouzeh Tirandazi

Stone Age Farmacy, Process Three Conditional Use Permit; Appeal of the May 24, 2017 Hearing Officer decision to approve a Conditional Use Permit to allow the operation of a Marijuana Outlet within an 1,889-square-foot tenant space, Suite 101, located on the first floor of an existing 16,536-square-foot, two-story commercial office building. The 0.95-acre site is located at 3456 Camino Del Rio North in the MV-CO Zone of the Mission Valley Planned District within the Mission Valley Community Plan area. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction or Conversion of Small Structures. This project is not pending an appeal of

the environmental determination. The environmental exemption determination for this project was made on March 8, 2017 and the opportunity to appeal that determination ended March 22, 2017. Report No. PC-17-059

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-4: **SPRINT DOYLE PARK – PROJECT NO. 473394**

City Council District: 1

Plan Area: University

Staff: Travis Cleveland

Sprint Doyle Park: Conditional Use Permit (CUP) to remove two previously-permitted 65-foot-tall athletic field light standards and replace with two 70-foot-tall light standards with six antennas and twelve Remote Radio Heads (RRHs) per standard (total of twelve antennas and 24 RRHs). Additional equipment upgrades in existing, previously-permitted equipment room. Project is located at Doyle Park, 8175 Regents Road, in the OP-1-1 zone, the Community Plan Implementation Overlay Zone (Type A), and Council District 1. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 18, 2017, and the opportunity to appeal that determination ended June 2, 2017. Report No. PC-17-051

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.