

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 14, 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.

site in the AR-1-1 & CC-1-3 zones within Pacific Highlands Ranch Community Plan area. Report No. PC-17-093.

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM-3: **RANCHO MILAGRO - PROJECT NO. 535820**

City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: Francisco Mendoza

Rancho Milagro Amendment: Vesting Tentative Map and Planned Development Permit, amending VTM and PDP for the Rancho Milagro Project No. 332547 which originally entitled 10 single dwellings. Proposed changes are 31 multi-family residential condominium units (with 4 affordable units: 2 onsite 2 offsite) within 8 buildings with deviations for building height and retaining walls on a 2.69 acre site located south of Carmel Valley Road, between Lopelia Meadows Place and Zinnia Hills Place. The project includes Findings No. 535820 to Master Environmental Impact Report No. 96-7918. Report No. PC-17-094.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-4: **SPRINT OTHELLO - PROJECT NO. 530724**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Simon Tse

Sprint Othello - A Planned Development Permit application for an existing Wireless Communication Facility (WCF) located at 7575 Othello Avenue in the IL-2-1 zone of the Kearny Mesa Community Planning area. The previous permit (42-0723) expired and this project proposes a new permit as well as modifications to the WCF. The project consists of twelve antennas and associated remote radio units on an SDG&E transmission tower. The modifications include replacement antennas and replacement coaxial cables with fiber optic lines. The equipment associated with this project will continue to operate inside a prefabricated equipment enclosure, painted green to match the proposed landscaping. Report No. PC-17-097.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-5: * **STORM WATER MASTER PROGRAM AMENDMENT - PROJECT NO. 528126**

City Council District: 7, 8, and 9

Plan Area: College Area, San Ysidro and Navajo

Staff: Helene Deisher

Site Development Permit to amend the City’s Master Storm Water System Maintenance Program’s (MMP), amended Site Development Permit (SDP) No. 1134892, to permit previous emergency maintenance which was conducted in the San Carlos Channel (November 2014); Reservoir Drive Channel (November 2014); and via de la Bandola (November 2015) and to perform future maintenance of the additional concrete channel segments by incorporating the following new storm water facilities into the MMP: Reservoir Drive Channel (Map No. 64a); 4004 Via de la Bandola (Map 130a); add two new segments to the San Carlos Creek (Map 54); and make a technical corrections to locations and descriptions of the following Maps: Camino del Arroyo (Map 52), Alvarado Creek Channel (Map 64), Nester Creek Channel (Map 132) known as the Storm Water Master Program Amendment project, located within several channels where the locations can be found within in the approved MMP, and within, in the College Area, Navajo, and San Ysidro Community Plan areas. Report No. PC-17-096.

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

APPROVAL OF THE AGENDA

DIRECTOR’S REPORT

COMMISSION COMMENT

DISCUSSION ITEMS

ITEM-6: *Expedite*

* **ARE/ILLUMINA CAMPUS AMENDMENT - PROJECT NO. 498142**

City Council District: 1

Plan Area: University

Staff: Jeffrey A. Peterson

ITEM-8: ***Appeal of Hearing Officer's decision on April 22, 2015*****LIVING GREEN COOP MMCC - PROJECT NO. 379530**

City Council District: 7 Plan Area: Navajo

Staff: Firouzeh Tirandazi

Reconsideration of the Planning Commission's decision of August 11, 2016 with regard to an appeal of an application for a Conditional Use Permit to operate a Medical Marijuana Consumer Cooperative in a 2,844-square-foot building located at 4417 Rainier Avenue. The 0.16-acre site is located at 4417 Rainier Avenue in the former IL-3-1 zone (currently the CC-3-6 zone), the Airport Influence Area (Montgomery Field) and the Community Plan Implementation Overlay Zone (CPIOZ) Type A within the Navajo Community Plan area. Report No. PC-17-098.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-9: *** CARROLL CANYON MIXED USE - PROJECT NO. 240716**

City Council District: 5 Plan Area: Scripps Miramar Ranch

Staff: Morris E. Dye

Carroll Canyon Mixed Use - A General Plan/Community Plan Amendment, Rezone, Vesting Tentative Map, and Planned Development Permit to demolish existing structures and construct 260 multi-family residential units and 10,700 square feet of commercial retail space in several buildings from one to four stories totaling 386,000 square feet on a 9.28-acre site located at 9850 Carroll Canyon Road within the Scripps Miramar Ranch Community Plan area - Environmental Impact Report No. 240716. Report No. PC-17-089.

TODAY'S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM-10: **OTAY MESA NORTHWEST DISTRICT PA 61 CPA INITIATION - PROJECT NO. 581648**

City Council District: 8 Plan Area: Otay Mesa

Staff: Michael Prinz

Otay Mesa Northwest District PA 61 Community Plan Amendment Initiation

The approximately 14-acre project site is located on the southeast corner of Caliente Avenue and Otay Mesa Road. The applicant is requesting initiation of an amendment to the Otay Mesa Community Plan to change the land use designation of the site from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted. Report No. PC-17-095.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ADJOURNMENT