

**AGENDA FOR THE CITY OF SAN DIEGO
PLANNING COMMISSION MEETING
THURSDAY, APRIL 19, 2018 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: MARYLAND STREET TM – PROJECT NO. 564646**

City Council District: 3

Plan Area: Uptown

Staff: Paul Godwin

Maryland Street TM - Tentative Map with Easement Vacation to create six residential condominium units in an under-construction project and vacate a slope easement. The project includes a request to waive the requirement to underground existing off-site overhead utilities. The 0.14-acre site is located at 4155 Maryland Street, in the RM-3-7 zone, in the Uptown Community Plan area. Categorically exempt from CEQA per CEQA State Guidelines, Section 15305. Report No. PC-18-022

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend City Council approval of the project.

ITEM-2: 3642-54 SEVENTH AVENUE TENTATIVE MAP – PROJECT NO. 548373

City Council District: 3

Plan Area: Uptown

Staff: Glenn Gargas

3642-54 Seventh Avenue Tentative Map - Tentative Map for the creation of 10 residential condominium units within two structures totaling 25,970-square-foot that are currently under construction. The project request to waive the requirement to underground existing off-site overhead utilities. The 0.32-acre site is located at 3642-54 7th Avenue within the RM-3-9 zone of the Uptown Community Plan area. The project was determined to be exempt pursuant to

California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor alterations in land use limitations). Report No. PC-18-026.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-3: *** MCCARTY ESTATES – PROJECT NO. 515157**

City Council District: 1

Plan Area: Carmel Valley

Staff: Morris E. Dye

Process 4, Planned Development Permit for deviations to Street Frontage, Site Development Permit for Environmentally Sensitive Lands, and a Tentative Map for Subdivision of land into two (2) Lots. The 2.36-acre site has existing Single Dwelling Unit (1.36-acre new Lot 2) and would allow a new Single Dwelling Unit (not proposed, on new 1.00-acre Lot 1). The site is located at 3929 Arroyo Sorrento Road in the AR-1-2 zone within the Carmel Valley Community Plan. Report No. PC-18-027.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM-4: **FROST RIGHT-OF-WAY VACATION – PROJECT NO. 507338**

City Council District: 2

Plan Area: Peninsula

Staff: Tim Daly

Frost Right-of-Way Vacation; Coastal Development Permit and Public Right-of-Way Vacation of a 25 feet wide unimproved portion of San Dionicio Street, located north of Qualtrough Street and east of San Elijo Street. The 0.053-acre site is in the RS-1-7 and Coastal (Non-appealable) Overlay Zones within the Peninsula Community Plan area. Categorically exempt from CEQA per CEQA State Guidelines, Section 15305. Report No. PC-18-024

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-5: **ATLAS STREET TENTATIVE MAP – PROJECT NO. 518391**

City Council District: Plan Area: Clairemont Mesa

Staff: Tim Daly

Atlas Street Tentative Map; Application for Conditional Use Permit (CUP), an amendment to CUP No. C-20413, Planned Development Permit, and Tentative Map with public right-of-way vacation to subdivide a single lot, with an existing church facility use, and create nine lots for residential development with deviations on a 2.8 acre site located at 3455 Atlas Street in the RS-1-7, Clairemont Mesa Height Limitation Overlay, and Residential Tandem Parking Overlay Zones within the Clairemont Mesa Community Plan area. Categorically exempt from CEQA per CEQA State Guidelines, Section 15332. Report No. PC-18-025

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: ***Appeal of Hearing Officers decision on March 7, 2018***

MISSION CENTER COURT MARIJUANA OUTLET – PROJECT NO. 542366

City Council District: 7 Plan Area: Mission Valley

Staff: Cherlyn Cac

Mission Center Court Marijuana Outlet
 Planning Commission to consider an appeal on an application for a Conditional Use Permit to operate a Marijuana Outlet in a 2,351 square-foot tenant space within an existing 14,751 square-foot building located at 7850 Mission Center Court. The 0.66-acre site is located in the MV-CO zone of the Mission Valley Planned District, within the Mission Valley Community Plan area. Environmental Exemption. Report No. PC-18-028

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-7: **KEARNY MESA COMMUNITY PLAN UPDATE**

City Council District: 6, 7

Plan Area: Kearny Mesa

Staff: Lisa Lind

The City of San Diego is in the process of a comprehensive update to the Kearny Mesa Community Plan. Following the preparation of existing conditions documentation, community members have contributed ideas on land use and how the community should evolve over the coming decades. This information has been used to develop a draft land use map to direct future growth and development in Kearny Mesa. At this workshop, the land use map, including several discussion areas, will be presented to the Planning Commission for comment prior to selecting alternatives to be studied. Report No. PC-18-021

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION