

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JANUARY 23, 2014  
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 Council 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **DIRECTOR’S REPORT.**

ITEM – 5:     **COMMISSION COMMENT.**

ITEM – 6:     **\*MEADOWOOD DEVELOPMENT – PROJECT NO. 317414**  
City Council District: 1                      Plan Area: Pacific Highlands Ranch Subarea

Staff: Jeannette Temple

The Meadowood Development is a request for a Vesting Tentative Map with a 60 foot Public Right-of-Way Street (PROW) Vacation, and Planned Development Permit, to subdivide 2.2 vacant acres located off Carmel Valley Road 750 feet east of Rancho Santa Fe Farms Road and construct nine (9) single family residences with proposed deviations to development regulations. Certification of Findings to Master Environmental Impact Report No. 96-7198, which have been distributed for public review for 30 days for this activity. The site is in the RS-1-14 zone within the Pacific Highlands Ranch Community Plan area in Council District 1.  
Report No. PC-14-006

**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 – 7:     **\* THE ELMS & IVY – PROJECT NO. 296644**  
City Council District: 1                      Plan Area: Pacific Highlands Ranch

Staff: Patrick Hooper

The project is requesting a VTM /PDP/SDP/NUP to develop 146 new single family homes and 28 attached affordable units for a total of 174 new units on a vacant 30-4-acre parcel in the Pacific Highlands Ranch Community Plan area. Certification of Findings to Master Environmental Impact Report No. 96-7198, which have been distributed for public review for 30 days for this activity. This is a Process 5 decision due to proposed right-of-way vacations. This request is for a recommendation to City Council. Report No. PC-14-004

**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.