

**Kearny Mesa Planning Group**

**Wednesday November 17, 2020**

**11:30 AM**

**Online Zoom Meeting:**

**Meeting ID: 881 3800 0757**

**Agenda:**

1. Approval of September 15, 2021 Meeting Minutes.
2. Public Comment on any item not on the agenda.
3. Mail and other items received since the last meeting.

**Action Item:**

4. Sam Moore with HV Companies will present on The Zion Market property located at 7655 Clairemont Mesa Blvd. The legal parcel containing two tax lots on 10.4 acres consists of a 94,500 Square Foot grocery store building constructed in 1974. Applicant intends to process a subdivision of previously developed land to create two parcels (for a total of three). If necessary, for compliance, the 3 lots can be tied together with a lot tie agreement or a reciprocal access agreement or shared parking agreement can be recorded. All proposed parcels meet current zoning (RMX-2) and building regulations or have rights as an “existing non-conforming structure or use” fully permitted under previous regulations. There is no development being proposed at the property and there is a longer term lease in place. The applicant seeks approval from the Planning Group to split two parcels into three.
5. Myles Cooper with CEA (Coastal Engineering Associates) will present for a second time on the Convoy Court Commercial Condominium Conversion. The project is proposing to a Tentative Map of five existing commercial buildings which would allow for each building to be sold off individually to separate buyers. The proposed work would add some parking spaces to meet office zoning demands and add additional landscaping. Myles will be seeking a vote from the Kearny Mesa Planning Group.