

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., SEPTEMBER 11, 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:     **APPROVAL OF THE MINUTES FROM:**  
      •   **AUGUST 14, 2014**  
      •   **AUGUST 21, 2014**

ITEM – 7:     ***Expedite***

\* **62<sup>ND</sup> STREET TOD – PROJECT NO. 345460**  
City Council District: 4                      Plan Area: Encanto

Staff: Jeffrey A. Peterson

62<sup>nd</sup> Street TOD: Process 4 Site Development Permit (SDP) to allow for the demolition of an existing MTS surface parking and construction of a mixed-use development containing 66 affordable housing apartment units and 1 manager unit (total 67 units), 1,000 square feet of commercial space, and on-site parking spaces for the Metropolitan Transit System (MTS) Encanto/62nd Street San Diego Trolley Station. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and criteria for the Affordable/In-Fill Housing Expedite Program. The project has elected setting aside 16 on-site low-income housing units at 60-percent Area Median Income (AMI) and the remaining on-site 50 very-low-income housing units will be at 30-, 45- and 50-percent AMI. The project site is located at 505 62nd Street and 504 63rd Street in the CN-1-1 and RM-1-3 Zone within the Encanto Neighborhoods of the Southeastern San Diego Community Planning area, Community Plan Implementation Overlay Zone-B (CPIOZ-B), Central Imperial Redevelopment Project area, and Council District 4. Addendum to CIRP EIR No. 106715/SCH No. 2005031065/199001027. Report No. PC-14-058

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: **ZAPATA TOWNHOMES – PROJECT NO. 340829**  
City Council District: 6 Plan Area: Mira Mesa

Staff: John S. Fisher

The Zapata Townhomes project proposes a Tentative Map, Planned Development Permit and Neighborhood Development Permit to subdivide a 3.66 acre property into two parcels and demolish the existing commercial buildings and build thirty condominiums on one parcel and retain the existing commercial buildings fronting Camino Ruiz on the second parcel located at 11345 Zapata Avenue at intersection of Zapata Avenue and Camino Ruiz in the CN-1-2 zone of the Mira Mesa Community Plan. This project is exempt from CEQA and is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 18, 2014, and the opportunity to appeal that determination ended August 1, 2014. Report No. PC-14-057

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.