

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MARCH 12, 2015  
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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: **APPROVAL OF THE MINUTES FROM:**

- **FEBRUARY 19, 2015**
- **FEBRUARY 26, 2015**

ITEM – 8: *Appeal of Hearing Officer’s decision on December 3, 2014*

**3452 HANCOCK MMCC– PROJECT NO. 368344**

City Council District: 2

Plan Area: Midway/Pacific Highway Corridor

Staff: Edith Gutierrez

Request for a Conditional Use Permit to operate a MMCC in an 832 square foot tenant space within an existing, 1,503 square foot, one-story building on a 0.15-acre site. The site located at 3452 Hancock Street is in the IS-1-1 Zone, Airport Influence Area (San Diego International Airport) and Coastal Height Limitation Overlay Zone within the Midway/Pacific Highway Corridor Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures. Report No. PC-15-015

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 9: *Appeal of Hearing Officer’s decision on December 3, 2014*

**ZEN SD MMCC– PROJECT NO. 373481**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Edith Gutierrez

Request for a Conditional Use Permit (CUP) to operate in a 1,200 square foot tenant space within an existing, 13,590 square foot, two-story building on a 3.89-acre site. The site located at 8888 Clairemont Mesa Boulevard is in the CV-1-1 and IL-3-1 Zones, Airport Influence Area (Miramar and Montgomery Field) and within the Kearny Mesa Community Plan Area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures. Report No. PC-15-016

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 10: *Appeal of Hearing Officer’s decision on December 17, 2014*

**658 E. SAN YSIDRO MMCC– PROJECT NO. 368312**

City Council District: 8 Plan Area: San Ysidro

Staff: Edith Gutierrez

Request for a Conditional Use Permit (CUP) to operate in a 6,868 square foot tenant space within an existing 16,302 square foot, one-story building on a 0.85-acre site. The site located at 658 E. San Ysidro Boulevard is in the CSR-3 Zone of the San Ysidro Planned District and the Coastal Height Limitation Overlay Zone within the San Ysidro Community Plan area.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures. Report No. PC-15-017

**TODAY’S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 11: **EAST CLUSTERS ENCLAVE– PROJECT NO. 339873**  
City Council District: 5 Plan Area: Black Mountain Ranch

Staff: John S. Fisher

The East Clusters Enclave project proposes a Vesting Tentative Map, Planned Development Permit & Site Development Permit to increase residential development from twenty-eight to thirty-six lots located northwest of Carmel Valley Road in the RS-1-8 Zone of the Black Mountain Ranch Subarea Plan. This project was determined to be consistent with the EIR Addendum for the East Clusters at Black Mountain Ranch project (LDR No. 99-1054), an Addendum to Environmental Impact Report No. 96-7902/SCH No. 97111070, certified by City Council on June 19, 2001 by Resolution No. R-2001-1659; and would not result in new impacts. Report No. PC-15-021

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.