

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 1, 2016
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Commission Secretary 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 12th 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 the Commission 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ITEM – 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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:**

- October 6, 2016
- October 13, 2016
- October 27, 2016
- November 3, 2016

ITEM – 8: ***Appeal of Hearing Officer's decision on September 21, 2016***

7-Eleven, 3911 University Avenue – PROJECT NO. 442481

City Council District: 9 Plan Area: City Heights

Staff: Derrick Johnson

On October 4, 2016, the Development Services Department received an appeal of the Hearing Officer Decision to allow a Conditional Use Permit for the transfer of an existing Type 20 Off-Sale Beer & Wine Alcohol Beverage License for off-site consumption, to be used at a new 2,150-square-foot, 7-Eleven convenience store located at 3911 University Avenue, within the City Heights Community Plan area.

The project was determined to be exempt pursuant to California Environmental Quality Act CEQA Guidelines Section 15301, Existing Facilities and an appeal of the CEQA determination was filed on March 11, 2016. The City Council denied the CEQA appeal on July 19, 2016. The scope of the subject hearing considers only the project appeal and not the environmental determination. Report No. PC-16-095

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9:

*** SOUTHVIEW EAST – PROJECT NO. 371807**

City Council District: 8 Plan Area: Otay Mesa

Staff: Paul Godwin

Southview East - Rezone, Tentative Map, Planned Development Permit and amendment to Site Development Permit No. 25170 to construct 86 residential condominiums units with deviations to the perimeter setback and wall height requirements on a vacant 21.2-acre site located east of the intersection of Caliente Avenue and Airway Road, south of State Route 905 (APN 645-081-03-00). The site is zoned AR-1-1 and is within the Otay Mesa Community Plan. The rezone would change 16.1 acres from AR-1-1 to RM-2-6 and 5.1 acres from AR-1-1 to OR-1-2. Addendum No. 371807 to the Otay Mesa Community Plan Final Environmental Impact Report (OMCP FEIR) No. 30330/304032 was prepared for this project. Report No PC-16-092

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.