

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 15, 2007
THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM**

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.

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.**

ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 the Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: **DIRECTOR'S REPORT.**

ITEM-5: **COMMISSION COMMENT.**

ITEM-6 **Continued from February 8, 2007**

2233 ULRIC STREET TENTATIVE MAP- PROJECT NO. 96590

City Council District: 6 Plan Area: Linda Vista Community Plan

Staff: John Cruz

Tentative Map to convert 142 existing residential units to condominiums and a waiver of the requirements to underground overhead utilities on a 2.19 acre site at 2233 Ulric Street in the RM-3-9 Zone within the Linda Vista Community Plan in Council District 6. Exempt from environmental. Report No. PC-07-024

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7 **CARROLL CANYON - PROJECT NO. 90632**

City Council District: 5; Plan Area: Mira Mesa

Staff: Kathy Henderson

Tentative Map to convert 156 existing residential units to condominiums on a 6.17 acre site at **9404-9494 Carroll Canyon Road** located east of Black Mountain Road and south of Gold Coast Drive. Exempt from environmental. Report No. PC-07-021

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: **4143 39th STREET TENTATIVE MAP– PROJECT NO. 104124**
City Council District: 3 Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4143 39th Street** in the RM-2-5 Zone of the Central Urbanized Planned District within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental.
Report No. PC-07-027

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9 ***HUESO BUILDING - PROJECT NO. 17798**
City Council District: 4 Plan Area: Southeastern San Diego

Staff: Will Zounes

Planned Development Permit and Site Development Permit for the construction of two, three-story, residential and commercial buildings containing areas for office use, commercial retail use, and two one-bedroom apartment units. The project includes a request for a deviation to the off-setting plane requirement and to allow uses that are permitted in the land use plan. The 7,000 square foot site is located at **2664 Imperial Avenue** within the CSR-2/R 1500 Zone of Southeastern San Diego Planned District. Exempt from environmental.
Report No. PC-07-029

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***TUCKER SELF STORAGE – PROJECT NO. 67993**
 City Council District: 7; Plan Area: Tierrasanta

Staff: Patricia Grabski

Rezone the property from the RS-1-1, H2- 1 and IP-2-1 zones to the IL-2-1 zone; Public Right-of Way Vacation, Site Development Permit and Planned Development Permit to construct a 120,183-square foot self storage facility on a 3.35-acre site located at **9765 Clairemont Mesa Boulevard** in the Tierrasanta Community Plan area. Mitigated Negative Declaration No. 67993. Report No. PC-07-032

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council approve.

ITEM-11: ***MCKINNON RESIDENCE - PROJECT NO. 51161**
 City Council District: 2; Plan Area: Peninsula

Staff: Cory Wilkinson

Coastal Development Permit, Easement Abandonment (sewer easement), and Site Development Permit (Deviation from Environmentally Sensitive Lands regulations regarding drainage) to demolish an existing one-story residence to construct a 11,043 square foot, two-story single family residence with an attached two-car garage, and four off-street guest parking spaces on a 63,646 square foot (1.46 acre) site at **3300 Kellogg Way** containing Environmentally Sensitive Lands (steep slopes) in the RS-1-4 Zone within the Peninsula Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Council District 2. Negative Declaration No. 51161. Report No.PC-07-035

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-12: ***RADY CHILDREN’S HOSPITAL/ ACUTE CARE PAVILLON
EXPANSION – PROJECT NO. 84791**

City Council District: 6; Plan Area: Serra Mesa

Staff: **Anne Jarque**

Conditional Use Permit (CUP), Planned Development Permit (PDP), and Site Development Permit (SDP) to amend CUP No. 87-1096 to construct a new 272,274 square-foot six-level building, with deviations to the front setback and height requirements for the underlying CO-1-2 zone. A Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment would be required to accommodate a new emergency generator facility located within environmentally sensitive lands. The project would also include an amendment to CUP No. 4741/SDP No. 4742/PDP No. 267312 to allow the construction of an additional 12 guest units to the 35-rooms for the Ronald McDonald House/parking structure development (Project No. 2784). The 26.98 acres Children’s Hospital Campus is located at 3020 Children’s Way, between Birmingham Way and Frost Street, within the Serra Mesa Community Planning Area. Mitigated Negative Declaration No. 84791. Report No.PC-07-023

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve