

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MARCH 8, 2007
CITY ADMINISTRATION BUILDING
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 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.

If it is determined that the commission will be adjourning for lunch; the Commission will adjourn @ 12:30 and reconvene @ 1:30, Conference Room A located on the 12th floor, next to the Council Chambers

- 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 ***UNITI ON THE HILL- PROJECT NO. 93731**
City Council District: 6 Plan Area: Linda Vista

Staff: Diane Murbach

Site Development Permit and a Vesting Tentative Map, amending the existing Hillside Review Permit No. 123 for University High School. The Site Development Permit is required for deviations to development regulations for structure height, setbacks, retaining wall height, and vehicle circulation for a Sustainable Housing project. The Site Development Permit is also for encroachment into the required buffer for Steep Hillside and Sensitive Biological Resources, with no encroachment into those designated lands. The project proposes construction of 533 residential condominium units on a 13.93 acre site located at 5961 Linda Vista Road. The units are proposed as flats and town homes within eight buildings that will be four stories over two levels of subterranean garage. The units consist of one, two and three bedrooms with an approximate range between 878 to 2,103 square feet. The project will construct public access trails and public park land on and off site. The project is located in the RM-3-7 Zone, Campus Impact Area of the Parking Impact Overlay Zone, within the Linda Vista Community Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. In addition, the project will provide 30 of the condominium units affordable to and sold to households earning no more than 150% of the area median income. Mitigated Negative Declaration No. 93731. Report No. PC-07-029

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7 ***AZTEC BUDGET INN REDEVELOPMENT - PROJECT NO. 83705**
City Council District: 7; Plan Area: College Area

Staff: **Dan Stricker**

Rezone of a portion of a 0.94-acre site from RM-3-8 to RM-3-9, an Easement Abandonment for the abandonment of an onsite sewer easement, a Site Development Permit for multiple unit development of more than 20 units in the RM-3-9 zone and for Affordable development which deviates from the regulations of the underlying zone, and a Vesting Tentative Map for condominium purposes. The 0.94 acre site is located at 6050 El Cajon Boulevard in the CU-2-4 & RM-3-8 (proposed to be rezoned to RM-3-9) Zones within the Central Urbanized Planned District, the Crossroads Redevelopment Project Area, the College Area Community, and City Council District 7. The requested approvals are to allow for the demolition of an existing vacant one - story 45-unit motel and two-story 10-unit apartment building; construction of a four-story mixed-use structure containing a combined total of 65 one-, two- and three-bedroom units (to include 7affordable units) and 3,000 square-feet of commercial retail space; and 127 vehicle parking spaces in a 16-space street-level covered parking garage and a 11 -space subterranean parking structure. Mitigated Negative Declaration No. 83705. Report No. PC-06-208

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.