

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 17 2008
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 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.*

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4th floor, San Diego, CA 92101; **Email address:** planningcommission@sandiego.gov **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12th floor, next to the Council Chambers from 12:30pm to 1:30 pm.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN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: **APPROVAL OF THE MINUTES FOR NOVEMBER 15, 2007, DECEMBER 6, 2007 AND DECEMBER 13, 2007 and JANUARY 10, 2008:**

ITEM -7: **This item is being withdrawn**

This item was continued from October 18, 2007:

CARMEL TERRACE – PROJECT NO. 106361

City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Tim Daly

Vesting Tentative Map and Easement Vacation to convert 384 residential apartment units to condominium ownership on a 19.40 acre site at **11540 Windcrest Lane** in the RM-2-5 Zone within the Carmel Mountain Ranch Community Plan. Council District 5. Mitigated Negative Declaration No. 122002. Report No. PC-07-125

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project

ITEM-8: ***KING/CHAVEZ MIDDLE SCHOOL– PROJECT NO. 130159**

City Council District: 8 Plan Area: Southeastern

Staff: Sandra Teasley

Public-Right-Of-Way Vacation, Planned Development Permit, Site Development Permit, Conditional Use Permit and a Variance, for the construction of a two-story 14,787 square-foot charter school building for grades 6th through 8th for a maximum of 375 students. The project includes a street vacation of a segment of Island Avenue, and deviations to certain development regulations including the following: Structures and parking spaces in the setbacks; overheight fencing and retaining walls; increased hardscape areas in the setbacks; increased floor area ratio and, to allow an increase in building height. The 0.48-acre vacant site is located at the northwest intersection of 30th Street and Island Avenue. Mitigated Negative Declaration No. 130159

TODAY'S ACTION IS:

Process 5. Recommend to the City Council approval or denial of the project

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM 9: *It is anticipated that this item will be continued to March 6, 2008:*

4366 UTAH TENTATIVE MAP - PROJECT NO. 80596

City Council District: 3 Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4366 Utah Street** in the MR-800B Zone and the Transit Area Overlay Zone within the Greater North Park Community Plan and Council District **3** Exempt from Environmental.

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM -10: **This item is being withdrawn**

777 BEECH – PROJECT NO. 2006-19

City Council District: 2 Plan Area: Downtown

Staff: Brad Richter

Proposed mixed-use development consisting of 78 residential units and 5 commercial units in a new 12-13 story building to be located along the south side of Beech Street between 7th and 8th Avenues in the Downtown Community Planning Area. Environmental Secondary Study. Report No. PC -08-002

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommend approval