

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., FEBRUARY 19, 2009  
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 @ 12:30 to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers, and reconvene @ 1:30.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 MINUTES OF JANUARY 8, 2009 AND JANUARY 22, 2009.**

ITEM – 7: *Appeal of a Hearing Officer Decision from December 17, 2008:*

**4135 MISSION BOULEVARD MAP WAIVER – PROJECT NO. 163493**

City Council District: 2

Plan Area: Pacific Beach

Staff: Jeff Peterson

Coastal Development Permit to amend Coastal Development Permit No. 116352 and Map Waiver application to waive the requirements of a Tentative Map, and waiver of the undergrounding of overhead utilities to create seven commercial and eighteen residential condominium ownership interests from a mixed-use development that is currently under construction on a 0.503-acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The property is located at 4135 and 4105 Mission Boulevard, the northeast corner of Mission Boulevard and Pacific Beach Drive, in the CV-1-2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Transit Area Overlay Zone, and Council District 2.  
Report No. PC-09-012

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 8: *Cont. from December 4, 2008:*

**\*GENERAL PLAN ACTION PLAN – ENVIRONMENTAL PROJECT NO. 104495**

City Council District: All Plan Area: Citywide

Staff: Melissa Devine

The General Plan Action Plan is a comprehensive work program to guide implementation of the City of San Diego General Plan. The Action Plan is organized to correlate with the Elements of the 2008 General Plan and identifies short-term, mid-term, long-term and ongoing implementation actions. The rate at which implementation will occur is dependent on the City budget process. The preparation of the Action Plan was anticipated at the time of the General Plan Update and is covered under the Program Environmental Impact Report No. 104495 prepared for the Draft General Plan and certified on March 10, 2008. Report No. PC-09-018

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM – 9:     **\*JACOBS HEALTH CARE – PROJECT NO. 146595**  
City Council District: 7     Plan Area: Mid-City

Staff: Paul Godwin

Jacobs Health Care Facility – Conditional Use Permit, Planned Development Permit, Tentative Map and Easement Vacation to allow the expansion of an existing health care facility located on a 3.93-acre site at 4075 54<sup>th</sup> Street, in the RM-1-1 Zone of the Central Urbanized Planned District, in the Eastern Area neighborhood of the Mid-City Communities Plan area. Project implementation would expand the existing 48,360-square-foot, 102-bed skilled nursing facility into an approximately 117,805-square-foot, 318 bed facility with 106 parking spaces, with deviations from the side yard setback and street frontage requirements. The construction would occur in three separate phases. A Mitigated Negative Declaration has been prepared for this project. Report No. PC-09-007

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM - 10:     **2137 BRANT TENTATIVE MAP – PROJECT NO. 105413**  
City Council District: 2     Plan Area: Uptown

Staff: Renee Mezo

A request for a Tentative Map to convert 5 existing residential units to condominiums on a 0.12 acre site at 2137 Brant Street in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan, Airport Environs, Airport Approach Overlay zones. Exempt from Environmental. Report No. PC-09-011

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project