

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 15, 2004
CITY COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

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 236-6596 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 CONTINUANCE.

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 OF DECEMBER 11, 2003 AND DECEMBER 18, 2003.

ITEM-7: *It is anticipated that this item will be continued to January 22, 2004:*

***BALBOA PARK PROMENADE PROJECT**

City Council District: 3; Plan Area: Balboa Park

Staff: Sandra Teasley

A community Plan Amendment and a Site Development Permit for the Zoological Society of San Diego's proposed Park Boulevard Promenade project. The proposal requires amendments to both the Balboa Park Master Plan and the Central Mesa Precise Plan. The project includes, but is not limited to, a below grade parking structure; removal of several surface parking lots; new Zoo exhibit space; a landscaped pedestrian promenade along Park Boulevard; relocation of the Miniature Train and the Carousel; and, adjustments to the Local Historic Resources Boundary. Report No. P-04-009. Environmental Impact Report No. 2147. Initiation of the Community Plan Amendment was held on June 3, 1999, Report No. P-99-084.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval to the City Council.

ITEM-8: *Continued from December 4, 2003.*

***NAVAL TRAINING CENTER RE-LOCATION – PROJECT NO. 9735.**

City Council District: 2; Plan Area: Peninsula

Staff: P.J. FitzGerald

Site Development Permit to relocate 3 historic structures from their current location within the NTC National Register Historic District to a new location within the NTC National Register Historic District in accordance with the U.S. Secretary of the Interior Standards. Mitigated Negative Declaration No. 9735. Report No. P-03-336.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from December 11, 2003:*

***MISSION AT DIAMOND PROJECT NUMBER 5410**

City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit, Planned Development Permit and Tentative Map to demolish existing motel and residences and construct 17 condominium units with 3,308 square feet of retail space on a 0.574 acre property. The project site is located at 4666 Mission Boulevard in the RM-2-5 and CV-1-2 zone of the Pacific Beach Community Plan, Coastal Overlay (appealable) Zone, Coastal Height Limitation Overlay Zone Beach Parking Overlay Zone. Mitigated Negative Declaration No. 5410. Report No. P-03-372.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***MISSION VILLAGE PROJECT NUMBER 6547**

City Council District: 5; Plan Area: Serra Mesa

Staff: Patricia Grabski

Request is for a PCD and TM to construct a 160 unit apartment complex with 15,000 square feet of ground floor retail space on a 9.1 acre site. The proposed Tentative Map would allow for the division of the 9.1 acre project site from two lots into four lots, one occupied by the 32,124 square foot existing office building and the other three to accommodate the proposed development. The project site is located at 9160 Gramercy Drive within the Serra Mesa Community Planning Area. Negative Declaration No. 6547. P-03-359.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **ILLINOIS STREET TENTATIVE MAP – PROJECT NUMBER 12812**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

A tentative map to convert 7 existing residential units to condominiums on a 0.161-acre site located at 4425 Illinois Street in the MR-800B Zone of the Mid-City Communities Planned District within the greater North Park Community Plan area. Exempt from environmental. Report No. P-04-003.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **46th STREET TENTATIVE MAP – PROJECT NUMBER 10006.**
City Council District: 3; Plan Area: City Heights

Staff: Michelle Sokolowski

A Tentative Map for the conversion of 18 existing residential apartments to condominiums, including a request to waive the undergrounding of existing utilities on a 0.286 acre-site located at 4050 46th Street in the RM-1-1 zone within the City Heights Community Plan area. Exempt from environmental. Report No. P-04-004.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **41ST STREET TENTATIVE MAP - PROJECT NUMBER 6340**
City Council District: 3; Plan Area: City Heights

Staff: Jeffrey Peterson

Tentative Map for condominium conversion to convert 12 residential units to condominiums on a 0.321-acre site at 3677 41st Street in the RS-1-7 zone of the City Heights Community Planning Area. Exempt from environmental. Report No. P-04-005.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **IDAHO STREET TENTATIVE MAP – PROJECT NUMBER 10009**
City Council District: 3; Plan Area: Greater North Park

Staff: Jeffrey Peterson

Tentative Map for condominium conversion to convert 9 residential units to condominiums on a 0.161 acre site at 4153 Idaho Street in the MR-1250B zone within the Mid-City Communities Planned District and the Greater North Park Community Planning Area. Exempt from environmental. Report No. P-04-006.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: ***VILLAS DEL PARQUE TENTATIVE MAP– PROJECT NUMBER 3585**
City Council District:8; Plan Area: Otay Mesa-Nestor

Staff: **Sandra Teasley**

A Tentative Map for an 11 unit condominium development on two vacant lots.
Negative Declaration No. 3585. Report No. P-04-007.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **EMERALD STREET TENTATIVE MAP – PROJECT NUMBER 12802**
City Council District: 2; Plan Area: Pacific Beach

Staff: **Robert Korch**

A Tentative Map to convert eight existing residential apartment units to
condominium ownership at 1915 Emerald Street between Lamont Street and
Morrell Street in the RM-2-5 zone within the boundaries of the Pacific Beach
Community Plan area. Exempt from environmental. Report No. P-04-008.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: ***ARROYOS DEL MAR – PROJECT NUMBER 3204**
City Council District: 1; Plan Area: Del Mar Mesa

Staff: **John Fisher**

Vesting Tentative Map, Planned Residential Development Permit, Resource Protection Ordinance Permit, Coastal Development Permit and MHPA Boundary Adjustment to allow the subdivision of a 15.03 acre site and to create a fourteen lot subdivision to allow the development of eight single family dwellings, six non-building lots, public improvements and landscaping located on Del Vino Court, north of Rancho Toyon Place in the A-1-1 zone of the Del Mar Mesa Community Plan. (This project is reviewed under the regulations prior to January, 2000). LDR No. 99-1343, findings to MEIR No. 95-0353. Report No. P-04-026.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.