

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
FEBRUARY 12, 2004  
CITY COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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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 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 JANUARY 29, 2004.**

ITEM-7: *Appeal of Hearing Officer Decision:***\*VALENCIA BUSINESS PARK – PROJECT NUMBER 5907**

City Council District: 4; Plan Area: Southeastern San Diego

**Staff: Sandra Teasley**

An appeal of the Hearing Officer's decision to approve a Site Development Permit (Southeastern San Diego Development Permit) to construct three industrial shell buildings on a vacant site located at 5515 through 5560 Stevens Way at the intersection of Stevens Way, Imperial Avenue and Valencia Business Parkway. Report No. P-04-023. EIR and addendum to EIR No. 96-7729.

**TODAY'S ACTION IS:**

Process 3. Deny the appeal and approve the project or approve the appeal and deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the project.

ITEM-8: *It is anticipated that this will be continued to March 11,2004:***\*OUR LADY OF MT. CARMEL - PROJECT NUMBER 2752**

City Council District: 1; Plan Area: Torrey Highlands

**Staff: John Fisher**

A proposed 102,983 square foot church campus, worship center and elementary school for Our Lady of Mount Carmel Parish on a 11.1 acre site located along the future alignment of Camino del Sur and south of the future State Route 56 in the AR-1-1 zone within the Torrey Highlands Sub Area of the Future Urbanized Planning Area in Council District 1. Report No. PC-04-022. Mitigated Negative Declaration.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **37<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NUMBER 8694**  
City Council District: 3; Plan Area: Normal Heights

**Staff: Michelle Sokolowski**

Tentative Map application to convert 12 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.288 acre site at 4375 37<sup>th</sup> street in the RM-2-5 zone of the Central Urbanized Planned District within the Normal Heights Community Plan area. Exempt from environmental. Report No. PC-04-020.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **LOUISIANA STREET TENTATIVE MAP – PROJECT NUMBER 6119**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Jeffrey Peterson**

Tentative Map for condo conversion to convert 6 residential units on a 0.16 acre site at 4154 Louisiana Street in the MR-1250B zone of Mid-City Communities Planned District in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-04-018.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **45<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NUMBER 12683.**  
City Council District: 3; Plan Area: City Height

**Staff: Jeff Peterson**

Tentative Map for condominium conversion to convert 7 residential units on a 0.144 acre site at 4271 45<sup>th</sup> Street in the Ct-2-3 zone of the Central Urbanized Planned District within the City Heights Community Planning area. Exempt from environmental. Report No. PC-04-019.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **INITIATION – COMMUNITY PLAN AMENDMENT –PROJECT NUMBER 10046.**  
City Council District:7; Plan Area: East Elliott

**Staff: John Wilhoit**

Initiation of an amendment to the Elliott Community Plan to revise a portion of the area designated for single family use to multi-family use. Report No. PC-04-032.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **\*ROSE CREEK BIKE PATH AND BRIDGE – PROJECT NUMBER 4411**  
City Council District: 2 and 6; Plan Area: Mission Bay Park

**Staff: Robert Korch**

The development of a 1,710-foot long and 14-foot wide pedestrian, bicycle and emergency vehicle path that includes a 260 foot long and 16 foot wide clear-span bridge over the Rose Creek Channel to connect existing pathways at the easterly terminus of Pacific Beach Drive to the westerly terminus of North Mission Bay Drive within the RS-1-7 zone and within the boundaries of Mission Bay Park. Mitigated Negative Declaration and MMRP No. 4411. Report No. PC-04-030.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **\*LAPERLITA TM – PROJECT NUMBER 60496**  
City Council District: 4; Plan Area: Southeastern San Diego

**Staff: Morris Dye**

Tentative Map application and request to waive undergrounding of existing overhead utilities requirement and to convert 12 residential units to condominiums on a 0.326 acre site at 3768 National Avenue in the MF-1500 zone of Southeastern San Diego Plan District in the Southeastern San Diego Community Plan Area. Exempt from environmental. Report No. PC-04-031.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **LXJ CONDOMINIUM TENTATIVE MAP - PROJECT NUMBER 18177**  
City Council District: 7; Plan Area: City Heights Neighborhood of Mid-City

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map to convert seven existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4294 51<sup>st</sup> Street in the RM-1-3 zone of the Central Urbanized Planned District and City Heights Neighborhood of Mid City Communities Plan area. Exempt from environmental. Report No. PC-04-024.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **\*MISSION BAY BOAT LAUNCH - PROJECT NUMBER 10788**  
City Council District: 2; Plan Area: Mission Bay Par

**Staff: Jeff Robles**

Site Development Permit for Environmentally Sensitive Lands for site improvements to Dana Basin, De Anza Cove, Santa Clara Point and Ski Beach within the Mission Beach, Pacific Beach and Mission Bay Park Community Plans. Mitigated Negative Declaration No. 10788. Report No. PC-04-033.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.