

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 15, 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.

When it is determined that the Planning Commission will adjourn for lunch; the Planning Commission will adjourn @ 12:30 and reconvene @ 1:30, located on the 12th floor, Conference Room A, 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF THE MINUTES FOR FEBRUARY 15, 2007,
and MARCH 8, 2007**

ITEM-7 *Continued from February 8 and March 1, 2007*

4133 FLORIDA STREET TENTATIVE MAP- PROJECT NO. 89306

City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.172 acre site located at **4133 Florida Street** in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-07-025

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8 *Appeal of the Hearing Officer Decision from December 20, 2006:*

***BOULEVARD APARTMENTS - PROJECT NO. 55461**

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Site Development Permit to allow the demolition of two existing structures and the construction of an approximately 34,763-square-foot, four-story building with 24 affordable rental apartments, commercial office space and a parking garage with 17 parking spaces, with deviations from the development regulations, located at **3137 El Cajon Boulevard**, in the CN-1 Zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Environmental Impact Report No. 55461. Report No. PC-07-031

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal of the Hearing Officer Decision

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-9: ***MONTE VERDE– PROJECT NO. 6563**
 City Council District: 1; Plan Area: University

Staff: Tim Daly

An amendment to the Progress Guide and General Plan, the University Community Plan, and the Costa Verde Specific Plan, Public Right-of-way and Easement Vacation, Vesting Tentative Map, Planned Development Permit and Site Development Permit to construct four high rise residential buildings; two 35 story buildings and two 32 story buildings, with a total of 800 condominium units and a combined area of approximately 1,771,000 square feet and 1,852 parking spaces in subterranean parking structures on a 4.77 acre site located at 8995 Costa Verde Boulevard in the University community area. The project would also include several offsite improvements including the construction of a pedestrian bridge over La Jolla Village Drive, enhancement of the existing pedestrian bridge over Genesee Avenue, and the replacement of an existing offsite 10- to 12-inch sewer line with an 18-inch sewer line commencing from the project, south along Genesee Avenue, and into Rose Canyon. The project site is generally bound by La Jolla Village Drive to the north, Genesee Avenue to the east, Trophy’s restaurant and Costa Verde retail/commercial center to the south, and multi-family residential to the west.
 Environmental Impact Report No. 6563. Report No. PC-07-043

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-10: **CONSIDERATION OF THE EAST VILLAGE SQUARE**
COMPREHENSIVE SIGN PLAN
 City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Consideration of a Comprehensive Sign Plan for the East Village Square mixed-use development located on the three blocks bounded by 7th and 10th avenues, J and K streets directly north of Petco Park in the East Village neighborhood of the Downtown Community Plan area. Exempt from environmental.
 Report No. PC-07-056

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-11: **WATSONRANCH CREEK CULVERT REPLACEMENT
PROJECT NO. 90309**

City Council District: 1; Plan Area: Torrey Highlands Community Plan area

Staff: Vena Lewis

Site Development Permit to allow the replacement of an existing Arizona-type stream crossing over Watson Ranch Creek with a reinforced concrete box culvert. The 0.01-acre project site is located in the Torrey Glen Development along a shallow along Watson Creek. The site is located approximately 0.25 mile north of State Route 56 and immediately east of Camino Del Sur, between Watson Creek Road and Waterford Land cul-de-sac within Environmentally Sensitive Lands, the RS-1-13 zone and the Torrey Highlands Community Plan area. Mitigated Negative Declaration No. 90309. Report No. PC-07-042

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **4760 KANSAS TENTATIVE MAP- PROJECT NO. 89111**

City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4760 Kansas Street** in the MR-3000 Zone of Mid-City Communities Planned District within the Greater North Park Community Plan Area, and Council District 3. Exempt from environmental.
Report No. PC-07-053

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **3747 32nd STREET TENTATIVE MAP– PROJECT NO. 90852**
City Council District: 3; Plan Area: Greater North Park

Staff: Kathy Henderson

Tentative Map to convert 9 existing residential units to condominiums and request to waive the requirements for undergrounding overhead utilities on a .14 acre site at **3747-32nd Street** in the MR-1750 Zone of Mid City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-07-030

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: *This item is being withdrawn from the docket.*

HAZARD CENTER REDEVELOPMENT - PROJECT NO. 119384

City Council District: 6 Plan Area: Mission Valley

Staff: Brian Schoenfisch

Initiate an amendment to the First San Diego River Improvement Project (FSDRIP) Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan to revise language which would allow for an increase in density, specifically replacing the entire chapter in the FSDRIP Specific Plan regarding Hazard Center and any references and exhibits with new text and exhibits allowing 473 additional dwelling units, as well as language in the Community Plan revising the Existing Zoning and text within the Residential Design Guidelines. Exempt from environmental. Report No.PC-07-034

TODAY'S ACTION IS:

Approve or deny the Initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.