

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JANUARY 22, 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: *Continued from December 18, 2003:*  
**\*HAWLEY RESIDENCE - PROJECT NUMBER 3738**  
City Council District: 1; Plan Area: La Jolla

**Staff:** Glenn Gargas

Appeal of Hearing Officer decision for a Coastal Development, Site Development Permit (due to location within La Jolla Shores Planned District) and Neighborhood Development Permit (due to Environmentally Sensitive Lands) to construct a 6,426 square foot single family residence on a 14,505 square foot vacant property. The project site is located at 7403 Hillside Drive in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), and Coastal Height Limitation Overlay Zone. Negative Declaration No. 3738.

**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-7: **\*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. Report No. for this project: P-04-009.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval to the City Council.

ITEM-8:       **“A” STREET TENTATIVE MAP - PROJECT NUMBER 8126**  
City Council District: 3; Plan Area: Golden Hill

**Staff:**           **Patrick Hooper**

Tentative Map to convert 18 existing residential units to condominiums on a 0.244 acre site at 2652 “A” Street in the GH-2500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan. Exempt from environmental. Report No. P-04-038.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9:       **\*EIGHTH AMENDMENT TO THE CENTRE CITY REDEVELOPMENT PLAN**  
City Council District: 2 & 8; Plan Area: Centre City

**Staff:**           **David Allsbrook, CCDC**

The proposed amendment to the Centre City Redevelopment Plan will extend the eminent domain provisions of the plan for an additional twelve years. Supplement to the Master EIR for CCDC Redevelopment Project was prepared for this project.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10:     **\*RHODES CROSSING – PROJECT NUMBER 3230**  
City Council District: 1; Plan Area: Torrey Highlands and Rancho Penasquitos

**Staff:**           **Robert Korch**

Vesting Tentative Map, Planned Development Permit, Site Development Permit, Conditional Use Permit, Street Vacation and Easement Abandonments and Community Plan Amendments for the subdivision of 147.4 acres for 1,064 dwelling units, 531,055 square feet of commercial and self storage use and a gasoline station through Planned Site and Conditional Use Permits. Street vacations and easement abandonments are required and amendment to the Rancho Penasquitos and Torrey Highlands Community Plans are proposed to accommodate the project. Environmental Impact Report No. 3230. Report No. P-04-028.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.