

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 5, 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 JANUARY 22, 2004.**

ITEM-7: *Continued from January 22, 2004:*

***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.

ITEM-8: **OHIO STREET TENTATIVE - PROJECT NUMBER 6866**

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

Staff: Michelle Sokolowski

Tentative Map application to convert 9 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.147-acre site at 4675 Ohio Street in the MR-800B zone of Mid-City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-04-011.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **1759 ELM AVENUE TENTATIVE MAP- PROJECT NUMBER 8570**
City Council District: 8; Plan Area: Otay Mesa Nestor

Staff: William Zounes

Tentative Map for a condo conversion application to convert 11 residential units to condominiums on a 0.601 acre site at 1759 Elm Avenue in the RM-1-1 zone. Exempt from environmental. Report No. PC-04-012.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **1620 ELM AVENUE TENTATIVE MAP – PROJECT NUMBER 11886**
City Council District:8; Plan Area: Otay Mesa Nestor

Staff: William Zounes

Tentative Map for condo conversion to convert 9 residential units to condominiums on a 0.493 acre site at 1620 Elm Avenue in the RM-1-1 Zone. Exempt from environmental. Report No. PC-04-013.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: ***NORTH CLUSTERS AT BLACK MOUNTAIN RANCH – PROJECT NUMBER 1463**

City Council District: 1; Plan Area: Black Mountain Ranch

Staff: **John Fisher**

Street Vacation, Rezone, Vesting Tentative Map, Planned Development Permit to allow the subdivision of a 35.92-acre site to create fifty nine lots to allow the development of fifty nine single family dwellings, four property association lots, public improvements and landscaping located adjacent to Camino del Sur in the northwest corner of the Black Mountain Ranch Subarea Plan in the AR-1-1 (existing) zone (RS-1-11 zone proposed.) Addendum to the previously certified Environmental Impact Report No. 96-7902. Report No. PC-04-029.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-12: **WORKSHOP – REVIEW OF CONSOLIDATED PLANNING PROCESS**

City Council District: Citywide; Plan Area: Citywide

Staff: **Rob Albrecht**

Workshop to discuss a review of the Consolidated Planning process which includes the Consolidated Plan and the Consolidated Annual Performance Evaluation Report (CAPER).

ITEM-13: **SUBSTANTIAL CONFORMANCE REVIEW – PROPOSED
AMENDMENTS TO THE LAND DEVELOPMENT CODE**
City Council District: Citywide; Plan Area: Citywide

Staff: **Marcela Escobar-Eck**

Proposed modifications to the Substantial Conformance Review regulations located in Chapter 12, Article 6, Division 1 of the San Diego Municipal Code. Report No. PC-04-049.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.