

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
NOVEMBER 18, 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 (619) 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 MINUTES OF OCTOBER 28, 2004.**

ITEM-7: **Continued from October 21, 2004:*****Appeal of Staff Decision:*****\*CINGULAR – ST. DAVID’S - PROJECT NO. 19148**

City Council District: 6; Plan Area: Clairemont

**Staff: Karen Lynch-Ashcraft**

Appeal of staff decision to approve a wireless communication facility consisting of three panel antennas concealed within a new 30 foot high monument structure located adjacent to the existing library. Associated equipment is proposed to be located within an approximate 160 square foot enclosure adjacent to the existing sanctuary. Negative Declaration No. 19148. Report No. PC-04-173.

**TODAY'S ACTION IS:**

Process 2. 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: **BALBOA PARK LAND USE, CIRCULATION AND PARKING STUDY**

City Council District: 3; Plan Area: Balboa Park

**Staff: Charlie Daniels**

The Park and Recreation Department is currently working on a land use, circulation and parking study for the Central Mesa and Inspiration Point areas of Balboa Park. The consultant team of Jones & Jones/Civitas has been contracted to provide the necessary planning services. The study involves the review of all existing policy documents and studies, soliciting additional community and agency input, synthesizing the information and providing recommendations to address land use issues, circulation issues and parking issues for the Central Mesa and Inspiration Point. The Park and Recreation Department is requesting authorization to initiate plan amendments to the Balboa Park policy documents to implement the recommendations of the study. Exempt from environmental. PC-04-085.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-9: *Trailed from November 4, 2004:*

**\*MISSION BOULEVARD MIXED USE – PROJECT NO. 9522**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Dan Stricker**

Planned Development Permit, Coastal Development Permit and Map Waiver to construct 8 residential condominium units and 1,400 square foot of commercial. Mitigated Negative Declaration No. 9522. Report No. PC-04-179.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **It is anticipated that this item will be withdrawn:**

**HILL RESIDENCE - PROJECT NO. 15355**  
City Council District: 2; Plan Area: Uptown

**Staff: Bill Tripp**

Old Code project (referral from NCC) to amend HRP Permit No. 99-0019 to include variances to maintain existing over height and over floor area ratio conditions of an existing single family residence located at 3502 Jackdaw Street, and a Street Vacation to vacate a portion of the unimproved public right-of-way of Walnut Street. Exempt from environmental. Report No. PC-04-182.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-11:     **INITIATION – COMMUNITY PLAN AMENDMENT – MISSION VALLEY CHURCH OF THE NAZARENE – NAVAJO**  
City Council District: 7; Plan Area: Navajo

**Staff:**           **Lesley Henegar**

Initiation of an amendment to the Navajo Community Plan and Progress Guide and General Plan to redesignate a 3.4 acre site from a single family to multi-family land use. Report No. PC-04-190.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12:     **MISSISSIPPI STREET TENTATIVE MAP – PROJECT NO. 38136**  
City Council District: 3; Plan Area: Greater North Park

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

Tentative Map to convert 8 existing residential units to condominiums on a 0.161 acre site at 4094 Mississippi Street in the MR-1250B zone of Mid-City Communities Planned District. Report No. PC-04-198.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **GOLDEN HILL PARTNERS TENTATIVE MAP – PROJECT NO. 33445**  
City Council District: 3; Plan Area: Greater Golden Hill

**Staff: Patrick Hooper**

Tentative Map to convert 8 existing residential units to condominiums on a 0.161 acre site at 2741 A Street in the GH-2500 Zone of the Golden Hill Planned District. Exempt from environmental. Report No. PC-04-199.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **PENN STATION TENTATIVE MAP – PROJECT NO. 36140**  
City Council District: 3; Plan Area: Uptown

**Staff: Paul Godwin**

Tentative Map application for a condominium conversion to convert eight existing residential units to condominiums on a 0.173 acre site. The property is located at 1231 Pennsylvania Avenue and is located in the MR-3000 zone of the Mid-City Communities Planned District, within the Uptown Community Plan. Exempt from environmental. Report No. PC-04-201.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **WORKSHOP – GENERAL PLAN – LAND USE ELEMENT**

City Council District: Citywide; Plan Area: Citywide

**Staff: Anna McPherson**

This is a workshop on policy issues related to: The role, purpose and format of the Land Use Element, relationship between the General Plan and Community and other land use plans, and the Land Use Plan amendment process. Report No. PC-04-220. No action will be taken.