

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 10, 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 MINUTES OF MAY 13, 2004 AND MAY 20, 2004.**

**ITEM-7: STREET VACATION – DERBY FARMS ROAD –
PROJECT NUMBER SA00-504**

City Council District: 1; Plan Area: Carmel Valley

Staff: Allan Wake

Street vacation of a portion of Derby Farms Road. Exempt from environmental. Report No. PC-04-085.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-8: ILLINOIS STREET TM – PROJECT NUMBER 22935

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

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 28 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4111 Illinois Street in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-04-076.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: INITIATION – COMMUNITY PLAN AMENDMENT – MIRA MESA – VULCAN CARROLL CANYON

City Council District: 5; Plan Area: Mira Mesa

Staff: Cecilia Williams

Initiation of an amendment to the Mira Mesa Community Plan and Progress Guide and General Plan to allow development of a Master Plan for the approximately 290 acre “CalMat Company” portion of the Carroll Canyon Master Plan Area. Should the requested amendment be initiated, the Master Plan would address the ultimate reclamation and redevelopment of the area, including restoration plans for Carroll Canyon Creek, suitable land uses, development intensity, development standards and a phasing and implementation program. Report No. PC-04-090.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Deny the initiation.

ITEM-10: *AVALON PLAZA - PROJECT NUMBER 13862

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Glenn Gargas

A Coastal Development Permit, Planned Development Permit and TM to construct a three story mixed use building to total approximately 47,595 square feet of gross floor area with 24 two bedroom residential units, 13 first floor commercial units, and a subterranean parking garage on a 24,883 square foot property. The project site is located at 924-936 Hornblend Street within the CC-4-2 zone, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, and Beach Parking Impact Overlay Zone. Mitigated Negative Declaration No.13862. Report No. PC-04-098.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **DRAFT ORDINANCE REGULATING LARGE RETAIL DEVELOPMENT**
City Council District: Citywide; Plan Area: Citywide

Staff: Jean Cameron

A draft ordinance amending the Land Development Code to limit the size of single tenant large retail establishments in some commercial and industrial zones and apply additional landscape standards. In addition, the ordinance could establish a discretionary review process for single tenant retail establishments over a specific size threshold and add design and use regulations. Report No. PC-04-104.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-12: **WORKSHOP – URBAN NODE WORKSHOP FOR THE UNIVERSITY
COMMUNITY PLAN**
City Council District: 1; Plan Area: University

Staff: Dan Joyce

A workshop to discuss a focused update to the University Community Plan. The update is focused on the Urban Node which is intended to be the high density mixed use core of the University Community. Report No. PC-04-073.