

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 8, 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 MARCH 11, 2004 AND MARCH 18, 2004.**

ITEM-7: *APPEAL OF STAFF DECISION:****HOLY TRINITY CHURCH - PROJECT NUMBER 5980**

City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

An appeal of staff decision approving a Coastal Development Permit to allow the demolition of two existing single family residences and a garage, and construction of a parking lot and a 310 square foot addition to the existing church. The property is located at 2083 Sunset Cliffs Boulevard in the RM-1-1 zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and Airport Environs Overlay Zone within the Ocean Beach Community Plan area. Negative Declaration No. 42-1244, Report No. PC-04-062.

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: **EL CORTEZ TENTATIVE MAP - PROJECT NUMBER 9479**

City Council District: 2; Plan Area: Centre City

Staff: Peter Lynch

Tentative Map application to convert 85 residential apartments to condominium units along with 11 commercial condominium units at 702 Ash Street in the Centre City Planned District. Exempt from environmental. Report No. PC-04-070.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: ***BANKER'S HILL – PROJECT NUMBER 5606**
City Council District: 2; Plan Area: Uptown

Staff: **Patrick Hooper**

General/Community Plan Amendment, zoning action, Site Development Permit and Tentative Map to demolish existing structure and develop a 0.46 acre site with 19 units and 42 subterranean parking spaces in the Mid-City community Planned District within the Uptown Community Plan area. Property is located at 2561 First Avenue. Mitigated Negative Declaration 5606. Report No. PC-04-044.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-10: *Continued from March 4, 2004:*

LARGE RETAIL ESTABLISHMENT ORDINANCE
City Council District: Citywide; Plan Area: Citywide

Staff: **Jean Cameron**

Consideration of an ordinance to address the impacts of large scale retail development in the City of San Diego. Exempt from environmental. Report No. PC-04-014.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: ***SAN DIEGO STORAGE TRAILERS – PROJECT NUMBER 4500**
City Council District: 8; Plan Area: Otay Mesa

Staff: **Will Zounes**

Site Development Permit/Planned Development Permit to allow a commercial truck/car parking and container storage facility on a vacant 8.99 acre site. Negative Declaration No. 4500. Report No. PC-04-045.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **PEARL STREET TENTATIVE MAP - PROJECT NUMBER 23745**
City Council District: 1; Plan Area: La Jolla

Staff: **Robert Korch**

A Tentative Map to convert 21 existing apartments to condominiums on a 0.482 acre site in Zone 4 of the La Jolla Planned District Ordinance, located at 712 Pearl Street within the La Jolla Community Plan boundaries. A waiver of undergrounding has also been requested and a Coastal Development Permit is required with the Tentative Map. Exempt from environmental. Report No. PC-04-063.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **68TH STREET TENTATIVE MAP – PROJECT NUMBER 10194**
City Council District: 3; Plan Area: Eastern Area neighborhood of the Mid-City
Communities Plan

Staff: **Michelle Sokolowski**

Tentative Map application to convert 8 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.563 acre site located at 4818 68th Street in the RM-1-1 zone of the Central Urbanized Planned District within the Eastern Area neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-04-068.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.