

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MAY 13, 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: **PARKER PLACE TENTATIVE MAP - PROJECT NUMBER 26085**
 City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

A Tentative Map, waiver of undergrounding and Coastal Development Permit to convert five existing apartment dwelling units to condominium ownership on a 0.149 acre, RM-2-5 zoned site located at 1260 Parker Place in the Coastal Overlay Zone (non-appealable), Coastal Height Overlay and Beach Impact Parking Overlay within the boundaries of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-04-080.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: ***CANYON SEWER CLEANING PROGRAM AND LONG TERM
 CANYON SEWER MAINTENANCE PROGRAM**
 City Council District: Citywide; Plan Area: Citywide

Staff: Tim Daly

Site Development Permit and Coastal Development Permit for the City of San Diego Metropolitan Wastewater Department's proposed Citywide Canyon Sewer Cleaning Program to clean, repair and maintain existing sewer pipelines and Long Term Canyon Sewer Maintenance Program to evaluate the potential creation of long term sewer access paths in environmentally sensitive lands pursuant to the Environmentally Sensitive and Historic Lands Regulations in the Land Development Code. EIR No. 2002041129. Report No. PC-04-071.

TODAY'S ACTION IS:

Process 4. Approve or deny the program.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: ***EVANGELICAL FORMOSAN CHURCH - PROJECT NUMBER 4845.**
City Council District: 1; Plan Area: NCFUA – Neighborhood 8

Staff: Derrick Johnson

Planned Development Permit, Conditional Use Permit to construct a 24,069 square foot church on a vacant 3.6 acre site at 14900 El Camino Real in the AR-1-1 zone of the North City Future Urbanizing Area (Subarea 2). Mitigated Negative Declaration No. 4845. Report No. PC-04-082.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-9: ***MINI SELF-STORAGE - PROJECT NUMBER 5891**
City Council District: 2; Plan Area: Midway-Pacific Highway

Staff: P. J. Fitzgerald

Planned Development Permit and Variance to increase the maximum floor area and reduce the required parking for a 125,516 square foot mini self storage facility on a 1.92 acre site at 4350 Pacific Highway in the CC-5-4 zone of the Midway Pacific Highway Community Plan. Mitigated Negative Declaration No. 5891. Report No. PC-04-084.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **29TH STREET CONDOMINIUM TENTATIVE MAP –
PROJECT NO. 20425**
City Council District: 8; Plan Area: Golden Hill

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert six existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 1040 29th Street in the GH-1000 Zone of the Golden Hill Planned District, and Golden Hill Community Plan area. Exempt from environmental. Report No. PC-04-086.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: ***WORKSHOP – LARGE RETAIL ESTABLISHMENTS.***

Workshop to discuss issues raised at the April 8, 2004 Planning Commission hearing which considered an ordinance regulating large retail establishments. Land use, traffic, design, landscaping economic and environmental issues will be discussed as they relate to large retail establishment development. No action will be taken.

