

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 24, 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 (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: **MISSOURI STREET TENTATIVE MAP - PROJECT NUMBER 12817**
City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

A Tentative Map and wavier of undergrounding to convert twelve existing apartment dwelling units to condominium ownership on a 0.215 acre site addressed as 1792 Missouri Street in the RM-1-1 zone within the boundaries of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-04-069.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: **TEXAS STREET CONDOMINIUM CONVERSION TENTATIVE MAP - PROJECT NUMBER 27076**
City Council District:3; Plan Area: Greater North Park

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 18 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3956 Texas Street in the MR-800B zone of the Mid-City communities Planned district within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-04-096.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: **CORONADO AVENUE TENTATIVE MAP - PROJECT NUMBER 22531**
City Council District: 2; Plan Area: Ocean Beach

Staff: Peter Lynch

A Coastal Development Permit and Tentative Map to convert 123 residential apartments to condominiums at 4950 Coronado Avenue in the RM-2-4 Zone within the Ocean Beach Community Plan. Exempt from environmental. Report No. PC-04-095.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT WITH
CATELLUS OPERATING LIMITED PARTNERSHIP**
City Council District: 2; Plan Area: Centre City

Staff: Pam Hamilton, CCDC

Approval of the fourth amendment to development agreement providing for the continued implementation of activities within the approximate 17 acres subject to the development agreement entered into on April 9, 1993 as amended. Secondary Study was completed determining that the project was consistent with the MEIR for the Center City Redevelopment Project.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-10: ***CREEKSIDE TRAILS - PROJECT NUMBER 31925**
City Council District: 8; Plan Area: Otay Mesa Nestor

Staff: **Dan Stricker**

Site Development Permit to reduce the required parking and front yard setback for 50 affordable housing units utilizing the Density Bonus provisions of the San Diego Municipal Code for a site on the south side of Coronado Avenue between Green Bay Street and Nestor Way in the RM-1-1 and Coastal Height Overlay Zones within the Otay Mesa Nestor Community Plan. Mitigated Negative Declaration No. 31925. Report No. PC-04-102.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: ***MIRAMAR SELF STORAGE - PROJECT NUMBER 10242**
City Council District: 5; Plan Area: University

Staff: **Cathy Middlested**

Planned Development Permit, Site Development Permit and Tentative Map to create two parcels from one existing 4.73 acre site for a 129,165 square foot, three story, self storage building on proposed Parcel 'B' at 8356 Miramar Place in the Accident Potential Zone 1, IL-2-1 Zone and Airport Environs Overlay zones, and within the CPIOZ 'B' area of the University Community Plan. Negative Declaration No.10242. Report No. PC-04-106.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: ***QUALCOMM BUILDING ‘W’ – PROJECT NO. 14558**
City Council District:5; Plan Area: Mira Mesa

Staff: **Cathy Middlested**

Coastal Development Permit and Planned Development Permit to amend PID 87-0755 to construct a twelve story research and development building, a seven story parking structure and a two story central co-generation building at 5751 Pacific Center Boulevard in the IL-201 zone within the Mira Mesa Community Plan, Airport Environs Overlay, Coastal Overlay (non-appealable area 1). Mitigated Negative Declaration No. 14558. Report No. PC-04-107.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **SOLBECK RESIDENCE – PROJECT NO. 15002**
City Council District: 4; Plan Area: Southeastern San Diego

Staff: **Will Zounes**

Permit for Environmentally Sensitive Lands to construct a 3,179 square foot single family residence on a vacant 25,648 square foot site adjacent to 6450 Elder. Exempt from environmental. Report No. PC-04-108.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: ***VERONA – PROJECT NO. 11864**
City Council District: 1; Plan Area: Carmel Valley

Staff: Derrick Johnson

Site development permit and Tentative Map to create 10 lots from one 11.001 acre parcel for 8 new single family residences at 12475 Carmel Park Drive in the SF-3 zone of the Carmel Valley Planned District. Negative Declaration No. 11864. Report No. PC-04-108.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.