

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 8, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Vice-Chairperson Garcia called the meeting to order at 9:07a.m. Vice-Chairperson Garcia adjourned the meeting at 1:45 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-Not present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji- present  
Commissioner Mark Steele- present  
Mary Wright, Planning Department – present  
Mike Westlake, Development Services-present  
Doug Humphreys, City Attorney- present  
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
None.

ITEM 2: **REQUESTS FOR CONTINUANCE:**  
Item No. 8 was withdrawn. Item No. 14 was continued to July 20.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
10, 11, 15, 17, 18, 19, 20, 22, 23, 24, 25 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**  
Betsy McCullough spoke of the changes being made on CIP reports.  
Mrs. McCullough addresses the up coming General Plan workshop on June 15, 2006.

ITEM -5: **COMMISSION COMMENT:**  
Commissioner Garcia announced the APA San Diego Chapter award ceremony is tonight.

ITEM-7 *Trailed from May 25, 2006:*

**4480 EUCLID CONDOS TENTATIVE MAP - PROJECT NO. 84444**

Michelle Sokolowski gave a brief update since the item was last heard.

Speaker Slip submitted in favor by Franklin Spees.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER STEELE TO DENY THE PROJECT AS OUTLINED IN REPORT NO. PC-06-143 TO THE PLANNING COMMISSION, DUE TO THE INABILITY TO MAKE FINDING NO. TWO:

THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3). Second by Commissioner Otsuji. Passed by a 4-2 with Commissioner Chase, Ontai voting nay, and Chairperson Schultz not present. Resolution No. 4081-PC

ITEM-8: *Continued from April 13, 2006:*

**4611 OHIO TENTATIVE MAP- PROJECT NO. 83623**

Renee Mezo gave a brief update since the item was last heard.

Speaker slips submitted in favor by Cameron Scott

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMEDATION AS OUTLINED IN REPORT PC-06-050WITH THE ADDITIONAL CONDITIONS;

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai. Passed by a 6-1 with Commissioners Griswold voting nay and Chairperson Schultz not present. Resolution No. 4029-PC

ITEM-9: *Continued from April 13, 2006:*

**4816 W. MOUNTAIN VIEW TENTATIVE MAP- PROJECT NO. 74764**

Michelle Sokolowski gave a brief update since the item was last heard.

Speaker slip submitted in favor by Cameron Scott

Speaker slip submitted in opposition by Virginia Nork

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-107 TO THE PLANNING COMMISSION; WITH THE CONDITION THAT TREES ARE PLANTED ON THE PROPERTY AND TRELES ARE INSTALLED OVER THE PARKING AREA.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4046-PC.

ITEM-10: *Continued from April 6 & April 20, 2006:*

**3686 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 78326**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-114 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE

OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4047-PC.

ITEM-11: *Continued from May 11, 2006:*

**HAMPTON SQUARE TENTATIVE MAP– PROJECT NO. 63383**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-123 TO THE PLANNING COMMISSION; WITH THE ADDITIONAL CONDITIONS OF ADDING TREES AND COLORED CONCRETE IN THE DRIVEWAY AREA;

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioner Griswold voting nay and Chairperson Schultz not present. Resolution No. 4048-PC.

ITEM-12: *Continued from May 11, 2006 & May 18, 2006*

**\*WINNETT HOMES - PROJECT NO. 17393**

Will Zounes presented Report No. PC-06-135

Speaker slip submitted in favor by Myles Cooper, Roger Bnongbayan

Speaker slip submitted in opposition by Mary Green, Michele Lagoy, William Monahan, Rebecca Wilder, Marcia Cesena, and Colleen Vance.

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO CONTINUE TO JUNE 29, 2006 TO ALLOW STAFF AND THE APPLICANT TIME TO MAKE CHANGES ON; REDUCING THE NUMBER OF DEVIATIONS; REDUCTION OF LOTS; REDUCING THE HARDSCAPE PERCENTAGE ON THOSE THAT EXCEED THE MAXIMUM; PROVIDE AFFORDABLE ON-SITE; REDUCTION IN THE WALL HEIGHTS; SIZE OF DRAINAGE PIPE.

Second by Commissioner Griswold. Passed by a 5-1 vote with Commissioner Steele voting nay and Chairperson Schultz not present.

ITEM-13: *Continued from May 11, 2006 & May 18, 2006*

**\*CHABAD ERUV – PROJECT NO. 48457**

Robert Tucker presented Report No. PC-06-116 to the Planning Commission.

Speaker slips submitted in favor by Joshua Zawatsky, Barry Saun, Gerald Goldstein, Miriam Goldstein, Liora Green, Frederic Schultz, and Mitchell Berner.

Speaker slip submitted in opposition by Marilyn Olson, Annette Richie-Buis, and Sherri Lightner

**COMMISSION ACTION:**

MOTION BY COMMISSIONER STEELE APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-116 TO THE PLANNING COMMISSION WITH FOLLOWING CONDITIONS. REQUIRE AN ANNUAL REPORT FOR DEATH OF ANY BIRDS, NUMBER OF BREAKAGE AND HOW IT TAKES TO REPAIR AND ALLOW OTHER TYPES OF SIGNAGE ON THE ERUV POLES. Second by Commissioner Otsuji. Passed by a 4-2 vote with Commissioners Chase and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4049 -PC

ITEM-14: *Continued from March 30, 2006 & May 11, 2006:*

**TELES (4365 MISSISSIPPI STREET) TENTATIVE MAP  
PROJECT NO. 69896**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO JULY 20, 2006 AS REQUESTED BY STAFF. Second by Griswold. Passed by a 6-0 vote with Chairperson Schultz not present.

ITEM 15: **\*CARROLL CANYON ROAD EXTENTSION – PROJECT NO. 16138**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-166 TO THE PLANNING COMMISSION. Second by Commissioner Griswold Passed by a 4-1 vote with Commissioner Chase voting nay and Vice Chairperson Garcia recusing and Chairperson Schultz not present. Resolution No. 4050 -PC.

ITEM-16: **TORREY HILLS-INITIATION-TORREY HILLS UNIT 19, LOTS1-4– PROJECT NO. 96165**

Sara Osborn presented Report No. PC-06-169 to the Planning Commission.

Speaker slip submitted in favor by Mike Reidy, Janay Kruger, Gigi Bainbridge, Diana Padgett, and Tom Blake

**COMMISSION ACTION:**

MOTION BY COMMISSIONERCHASE TO APPRVOVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-169 TO THE PLANNING COMMISSION. Second by Commissioner Steele. Passed by a 6-0 vote with Chairperson Schultz not present. Resolution No. 4035-PC.

ITEM-17: **PROPOSED FY 2007 CAPITAL IMPROVEMENTS PROGRAM CONFORMANCE - PROJECT NO. 17393**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER STEELE TO APPRVOVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-171 TO THE PLANNING COMMISSION. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase voting nay and Chairperson Schultz not present. Resolution No. 4052-PC.

ITEM-18: **4670 ARIZONA TENTATIVE MAP - PROJECT NO. 86558**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-160 TO THE PLANNING COMMISSION.

Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present.

It was later determined, during the hearing that there was a noticing error. A motion to reconsider was needed to remove from the consent agenda and continue the project to July 13, 2006, so all interested parties are notified correctly.

**MOTION BY COMMISSIONER ONTAI TO RECONSIDER, DUE TO A NOTICING ERROR.** Second by Commissioner Chase. Passed by a 6-0 vote with Chairperson Schultz not present.

**MOTION BY COMMISSIONER ONTAI TO CONTINUE TO JULY 13, 2006 AS REQUESTED BY STAFF.** Second by Commissioner Chase. Passed by a 6-0 vote with Chairperson Schultz not present.

**ITEM-19: 3989 RICHMOND STREET TENTATIVE MAP - PROJECT NO. 77270**

**COMMISSION ACTION:**

**CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-153 TO THE PLANNING COMMISSION.**

**PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.**

**PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioner Griswold voting nay and Chairperson Schultz not present . Resolution No. 4053-PC.**

ITEM-20: **4450 BOUNDARY TENTATIVE MAP– PROJECT NO. 78968**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-095 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioner Griswold voting nay and Chairperson Schultz not present . Resolution No. 4054 PC.

ITEM-21: **4240 FELTON TENTATIVE MAP - PROJECT NO. 88605**

Michelle Sokolowski presented Report No. PC-06-147 to the planning Commission

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-147 TO THE PLANNING COMMISSION; WITH THE ADDITIONAL CONDITIONS OF ADDING TREES IN THE FRONT OF THE PROPOSED PROPERTY AREA; PLACING THEM EVERY OTHER PARKING STALL.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE

STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Steele Passed by a 5-1 vote with Commissioners Griswold voting nay and Chairperson Schultz not present. Resolution No. 4055-PC.

ITEM-22: **4146 HAMILTON TENTATIVE MAP - PROJECT NO. 71366**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-144 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4056-PC.

ITEM-23: **3<sup>rd</sup> AVENUE TENTATIVE MAP - PROJECT NO. 88195**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-15 ITO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioner Griswold voting nay and Chairperson Schultz not present . Resolution No. 4057-PC.

ITEM-24: **4058 51<sup>ST</sup> STREET TENTATIVE MAP - PROJECT NO. 83646**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-167 TO THE PLANNING COMMISSION

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE

OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4058-PC.

ITEM-25: **3951 ALBATROSS STREET TENTATIVE MAP - PROJECT NO. 82146**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-170 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 4 -2 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4059-PC.

ITEM-26: **4009 ILLINOIS TENTATIVE MAP - PROJECT NO. 76894**

Derrick Johnson presented Report No. PC-06-162 to the Planning Commission

Speaker slip submitted in favor by Franklin Spees.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-162 TO THE PLANNING COMMISSION; WITH THE ADDITIONAL CONDITIONS OF ADDING TREES IN THE FRONT OF THE PROPOSED PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioners Steele and Griswold voting nay and Chairperson Schultz not present. Resolution No. 4060-PC.

ITEM-27: **3365 29<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 76650**

Derrick Johnson presented Report No. PC-06-162 to the Planning Commission

Speaker slip submitted in favor by Franklin Spees.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO DENY THE PROJECT AS OUTLINED IN REPORT NO. PC-06-161 TO THE PLANNING COMMISSION, DUE TO THE INABILITY TO MAKE FINDING NO. TWO:

THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3). Second by Commissioner Steele. Passed by a 4-2 with Commissioner Chase and Ontai voting nay and Chairperson Schultz not present.

Vice-Chairperson Garcia adjourned the Planning Commission meeting at 1:45 p.m.