

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 10, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:10 a.m. Chairperson Schultz adjourned the meeting at 4:40 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold-only present for items #5 thru #10, #13, #14, and #17
Commissioner Gil Ontai-present/not present for items # 11, #12, #15, #16, #18 and #19
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Cecilia Williams, Planning Department-present
Gary Halbert, Development Services-present
Jeff Strohming, Development Services - not present
Bob Manis, 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:**
None.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items #13, #14, #17 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
Gail Goldberg advised the commission on the National Conference, in Los Angeles, held by the Urban Land Institute.
Ms. Goldberg also spoke of a workshop held by the new Airport Authority.

ITEM -5: **COMMISSION COMMENT:**
Chairperson Schultz congratulated Gary Halbert on his Anniversary date on being appointed Deputy Director of the Development Services Department.

ITEM-6: **APPROVAL OF THE MINUTES FOR OCTOBER 13, 2005 AND OCTOBER 27, 2005.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF OCTOBER 13, 2005.
Second by Ontai. Passed by a 5 0 with Commissioners Steele and Otsuji abstaining.

MOTION BY ONTAI TO APPROVE THE MINUTES OF OCTOBER 27, 2005.
Second by Otsuji. Passed by a 6-0 vote with Commissioner Garcia abstaining

ITEM 7: **Trailed for October 27 , 2005:**

4249 MENLO AVENUE TENTATIVE MAP – PROJECT NO. 61282

John Fisher briefly updated the Commission since the item was last heard.

Speaker slips submitted in favor of the project by Franklin Spees, Henry Javaheri, Chris Christensen, and Malia Mears.

No one present to speak in opposition.

Public Testimony was closed.

COMMISSION ACTION

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN STAFF'S REPORT NO. PC-05-281 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS ADDED:

1. 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 WITH ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS.
2. PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.
3. PRIOR TO RECORDING A FINAL MAP, COMPLETE THE SUBDIVIDERS PROPOSED PROPERTY IMPORVEMENTS BEFORE FINAL INSPECTION.
4. THE UNDERGROUNDING OF UTILITIES START FROM THE CURB TO THE PROPERTY LINE.

Second by Otsuji Passed by a 4-3 vote with Commissioners Griswold, Steele, and Chase voting nay. Resolution No. 3876-PC

ITEM 8: *Continued from August 25, 2005:*

COWLEY WAY TENTATIVE MAP– PROJECT NO. 58242

Bill Tripp briefly updated the Commission since the item was last heard.

Speaker slip submitted in favor by Jim Dawe, Jim Neil, Robert Bateman, Joe Freeman, and Soto Koftzoplous.

No present to speak in opposition.

Public Testimony was closed

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-245 TO THE PLANNING COMMISSDN WITH ADDITIONAL CONDITIONS READ INTO RECORD.

Second by Ontai. Passed by a 7-0 vote. Resolution No. 3877-PC

ITEM 9: *Continued From October 20, 2005:*

HERMAN AVENUE – PROJECT NO. 50060

Helene Deisher presented Report No. PC-05-279 to the Planning Commission.

Speaker slip submitted in favor by Michael Kootchick and Robert Bateman.

Speaker slip submitted in opposition by Daniel Gebreselassie.

This item was trailed and heard after Item No. 10

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE THE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-279 WITH THE FOLLOWING CONDITIONS BEING ADDED:

1. 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 WITH ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS.
2. PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.
3. PRIOR TO RECORDING A FINAL MAP, COMPLETE THE SUBDIVIDERS PROPOSED PROPERTY IMPROVEMENTS BEFORE FINAL INSPECTION.
4. THE UNDERGROUNDING OF UTILITIES START FROM THE CURB TO THE PROPERTY LINE.

Second by Otusji. Passed by a 4-3 vote with Commissioners Griswold, Steele, and Chase voting nay. Resolution No. 3879-PC

ITEM 10: Continued from October 13, 2005
***RANCHO BERNARDO INN – PROJECT NO 44512**

Laura Black briefly updated the Commission since the item was last heard.

Speaker slips submitted in favor by Cami Mattson, Mal Altensern, Gary Powers, Jack Griffiths, Allen Haynie, Mary Kay Kazemzadeh, Manoo Kazemzadeh, Jim Denton, Richard Belzer.

Speaker slips submitted in opposition by Jolene Steiquwalt, Kathy Tuttle, Robert Oslund, Alice Oslund, Zahra Kalhor, Bijan Zadeh, Gretchen Gates, Norman Davis, Allen Gates, David Eisenstein, Nicholas Jameson, and Ari David.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-282 TO THE PLANNING COMMISSION.

Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM 11: *Appeal of the Hearing Officer Decision:*

4404 CLEVELAND – PROJECT NO. 61175

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DATE UNCERTAIN; TO ALLOW THE CITY ATTORNEY AND CITY STAFF TO TRY AND COME TO SOME CONCLUSION ON HOW TO PROCEED ON REQUIREMENTS OF ENVIRONMENTAL REVIEWS BEING REQUESTED ON CONDO CONVERSIONS..

Second by Chase. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

ITEM 12: **CLAIREMONT MESA COMMUNITY PLAN AMENDMENT- CHICAGO STREET SUPPLEMENTAL PARKING– PROJECT NO. 82079**

Brian Schoenfisch responded to the Commissioner's question raised from Report No. PC-05-339 presented to the Planning Commission.

Dave Potter spoke in favor of the project.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-339 TO THE PLANNING COMMISSION. Second by Chase. Passed by a 7-0 vote. Resolution No. 3878-PC

ITEM 13: ***VISTA AT RANCHO BERNARDO – PROJECT NO. 4873**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-303 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 5-0 vote with Commissioners Griswold not present and Commissioner Garcia recusing. Resolution No. 3881-PC

ITEM 14: **4120 THIRD AVENUE TENTATIVE MAP– PROJECT NO. 67576**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-296 TO THE PLANNING COMMISSION. Second by Ontai Passed by a 6-0 vote with Commissioners Griswold not present. Resolution No. 3882-PC

ITEM 15: **4075 IDAHO TENTATIVE MAP – PROJECT NO. 70445**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DATE UNCERTAIN; TO ALLOW THE CITY ATTORNEY AND CITY STAFF TO TRY AND COME TO SOME CONCLUSION ON HOW TO PROCEED ON REQUIREMENTS OF ENVIRONMENTAL REVIEWS BEING REQUESTED ON CONDO CONVERSIONS.. Second by Chase. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

ITEM 16: **4352 SWIFT TENTATIVE MAP – PROJECT NO. 68098**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DATE UNCERTAIN; TO ALLOW THE CITY ATTORNEY AND CITY STAFF TO TRY AND COME TO SOME CONCLUSION ON HOW TO PROCEED ON REQUIREMENTS OF ENVIRONMENTAL REVIEWS BEING REQUESTED ON CONDO CONVERSIONS.. Second by Chase. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

ITEM 17: **610 W. LAUREL VESTING TENTATIVE MAP – PROJECT NO. 75067**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC-05-306 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 6-0 vote with Commissioners Griswold not present. Resolution No. 3883-PC

ITEM 18: **DELTA STREET TENTATIVE MAP– PROJECT NO. 59157**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DATE UNCERTAIN; TO ALLOW THE CITY ATTORNEY AND CITY STAFF TO TRY AND COME TO SOME CONCLUSION ON HOW TO PROCEED ON REQUIREMENTS OF ENVIRONMENTAL REVIEWS BEING REQUESTED ON CONDO CONVERSIONS.. Second by Chase. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

ITEM 19: **POINT LOMA TOWERS TENTIVE MAP – PROJECT NO. 71539**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DATE UNCERTAIN; TO ALLOW THE CITY ATTORNEY AND CITY STAFF TO TRY AND COME TO SOME CONCLUSION ON HOW TO PROCEED ON REQUIREMENTS OF ENVIRONMENTAL REVIEWS BEING REQUESTED ON CONDO CONVERSIONS.. Second by Chase. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay.

ITEM 20: **Trailed from October 27, 2005: This item will be heard at 1:00 pm**

CONSIDERATION OF PROPOSED COMMUNITY PLAN, EIR, PLANNED DISTRICT ORDINANCE AMENDMENT, AND REDEVELOPMENT PLAN AMENDMENT ASSOCIATED WITH DOWNTOWN COMMUNITY PLAN UPDATE.

Alexandra Elias and staff provided updating information to the Commission since the project was last heard.

No Public Testimony was taken. Public testimony was closed October 27, 2005.

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO DECEMBER 8, 2005 TO ALLOW TIME FOR THE CITY ATTORNEY AND CITY STAFF A CHANCE TO ADDRESS THE QUESTION WHETHER THE EIR AND THE PDO ARE ADEQUATELY ADDRESS ALL ISSUES BEING RAISED BY THE COMMISSION. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

Chairperson Schultz adjourned the Planning Commission meeting at 4:40 pm.