

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 1, 2005  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> 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 3:15p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia- present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold- present  
Commissioner Gil Ontai-present/not present for item # 13  
Commissioner Dennis Otsuji- present  
Commissioner Mark Steele- present  
Mary Wright, Planning Department- present  
Gary Halbert, 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Item No. 14 was withdrawn.

**ITEM 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Items No. 7, 8, and 9 were placed on consent.

**ITEM 4: DIRECTOR'S REPORT:**

Gail Goldberg spoke of the Compatibility Plan and Technical Study working group be developed by the Airport Authority.

Ms. Goldberg had Steve Laub, CPC Chairperson, discussed how the CPC is completing there review of General Plan.

Don Weston provided information to the Commission regarding underground waiver requests.

Doug Humphreys, Deputy City Attorney, made announcement on a public hearing being held by City Attorney Michael Aguirre on Condo Conversions.

**ITEM -5: COMMISSION COMMENT:**

Commission Chase request the City Attorney to address the permit process for a detox center in Pacific Beach.

**ITEM 6: *Appeal of the Hearing Officers Decision:***

**FOX CANYON – PROJECT NO. 68098**

Patricia Grabski presented Report No. PC-05-338 to the planning Commission.

Speaker slips submitted in favor of the appeal/opposed to the project. Juliana Maxim, John Stump, Elias Qabille, Patty Vaccariello, Abdi Abdul, Jessie Sergent, Jim Varnadore, Theresa Quiroz.

Speaker slips submitted in opposition to the appeal/favor of the project. Ginger Hitzke, Pat Hunt, Maria Pajan, Alana Darren, John Stump, Mercedes Shetter, Sam Lopez, Katt Eaton, Pamela Kozminski, Danny Serrano, Ted Kozminski, Helen Kozminski, Gretchen Braubach, Jill Van Cleve, Elyse Lowe, Thomas Du, Susan

Goloudeman, Doris Pierson, Ignacia Diaz, William Punar, Jose Lopez, Jose Gomez, Pam Lson and Duane Betty.

**COMMISSION ACTION:**

Motion by Griswold to certify the Mitigated Negative Declaration adopt the Mitigation Monitoring and Reporting Program, deny the appeal and approve the Site Development Permit, along with condition no.19.

Second by Ontai. Failed with a vote of 4 – 3 with Commissioners Garcia, Steele, Chase and Chairperson Schultz voting nay.

Motion by Chase to approve the appeal and deny the project. No second.

MOTION BY GRISWOLD FOR COUNCILMEMBER MADAFFER’S OFFICE TAKING THE LEAD IN COORDINATING A TASKFORCE; ALONG WITH THE DELETION OF CONDITION # 19 AND ADOPT THE LANGUAGE LISTED:

PRIOR TO IMPLEMENTATION OF THE ROAD, THE PERMITTEE/APPLICANT SHALL CREATE A TASKFORCE TO EVALUATE THE ISSUES RELATED TO THE ROAD AND ALTERNATIVES, SUCH AS IMPACT, BENEFITS, NEEDS, ENVIRONMENT, AND COST.

THE APPLICANT/PERMITTEE SHALL WORK IN GOOD FAITH WITH THE TASKFORCE TO EVALUATE THEIR RECOMMENDATIONS AND THEN PROCESS ANY AMENDMENT TO THE PERMIT THAT MAY BE REQUIRED TO IMPLEMENT ANY CHANGES TO THE PROJECT, WHICH THE APPLICANT/PERMITTEE DETERMINES TO MAKE.

Second by Ontai. Passed by a 6 1 vote with Commissioner Chase voting nay. Resolution No. 3897-PC

ITEM 7: *Continued from November 17, 2005:*

**BILLBOARD LOFTS – PROJECT NO. 71341**

**COMMISSION ACTION:**

CONSENT MOTION BY OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-338 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 3898-PC

ITEM 8: **\*CHILDREN’S HOSPITAL – PROJECT NO. 2784**

**COMMISSION ACTION:**

CONSENT MOTION BY OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-236 TO THE PLANNING COMMISSION. Second by Griswold. Passed by a 7-0 vote.  
Resolution No. 3899-PC

ITEM 9: **\*GREATER APOSTOLIC CHURCH – PROJECT NO. 20694**

**COMMISSION ACTION:**

CONSENT MOTION BY OTSUJI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-308 TO THE PLANNING COMMISSION. Second by Griswold. Passed by a 7-0 vote.  
Resolution No. 3900-PC

ITEM 10: **4567 HAWLEY TENTATIVE MAP– PROJECT NO. 77262**

Paul Godwin present Report No. PC-05-313 to the Planning Commission.

Speaker slip submitted in favor by Philip Sokol and Robert Bateman.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-297 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

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

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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 Otsuji. Passed by a 5-2 vote with Commissioners Griswold and Steel voting nay. Resolution No. 3901-PC

ITEM 11: **4962 CAPE MAY TENTATIVE MAP – PROJECT NO. 70591**

Cory Wilkinson presented Report No. PC-05-317 to the Planning Commission.

Speaker Slip submitted in favor by Scott Peters and Steve Sadler.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-317 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

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

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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ITEM 12: **4956 CAPE MAY TENTATIVE MAP – PROJECT NO. 70587**

Cory Wilkinson presented Report No. PC-05-316 to the Planning Commission.

Speaker Slip submitted in favor by Scott Peters and Steve Sadler.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC -05-316 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

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

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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**ITEM 13: YOUNG TENTATIVE MAP– PROJECT NO. 65710**

Cory Wilkinson presented Report No. PC-05-346 to the Planning Commission.

Speaker slips submitted in favor by Van Smith and Walter Schwerin.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-346 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

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

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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 Otsuji. Passed by a 5-1 vote with Commissioner Ontai not present. Resolution No. 3904-PC

ITEM 14: **\*GASLAMP QUARTER PLANNED DISTRICT ORDINANCE (PDO)  
AMENDMENTS AND DESIGN GUIDELINES.**

This item was withdrawn by staff.

Chairperson Schultz adjourned the Planning Commission meeting at 3:50 pm.