

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 15, 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 9:00 a.m. Chairperson Schultz adjourned the meeting at 4:30 pm.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia- present  
Commissioner Carolyn Chase-present/ not present for Items #15,16, 18, 20, 21, 22.  
Commissioner Robert Griswold- present  
Commissioner Gil Ontai-present/not present for Items # 20, 21, 22.  
Commissioner Dennis Otsuji- present  
Commissioner Mark Steele- present/ not present for Item # 22.  
Bernard Turgeon, Planning Department- present  
Mary Wright, Planning Department - present  
Gary Halbert, Development Services-present  
Bob Manis, Development Services - present  
Jeff Strohminger, Development Services - not 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:**

Bert Decker spoke on the waiving of Environmental Impact Reports.

ITEM 2: **REQUESTS FOR CONTINUANCE:**

Milly Stratman requested Item # 8, 4033 Florida TM, to be continued due to noticing. Staff clarified noticing procedures were done correctly and the item was heard.

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

Items # 12, 13, 14, 17, and 19 were placed on the consent agenda.

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

Mary Wright reported Commissioner Garcia, John Bridge, and Monica Munoz visited with the Marine Expeditionary Force on Public and City Planning to help with the rebuilding of Iraq.

ITEM -5: **COMMISSION COMMENT:**

Commissioner Griswold clarified some personal issues raised in a letter by Theresa Quiroz regarding the Fox Canyon Park Project, heard on December 1, 2006.

Commissioner Chase wished everyone a Happy Holiday.

ITEM 6: **Continued from December 8, 2005:**

**INITIATION –COMMUNITY PLAN AMENDMENT- LOS VIENTOS PROJECT NO. 81487**

Theresa Millette gave a brief update to the Commission, since the last time the item was heard

Speaker Slips submitted Bob Castaneit, Diane Takvorian, and Tom Davis.

No one present to speak in opposition.

**COMMISSION ACTION**

**MOTION BY OTSUJI TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO.PC-05-336 TO THE PLANNING COMMISSION. Second by Griswold. Passed by a 4-1 vote with Commissioners Chase and Schultz recusing and Commissioner. Resolution No. 3911-PC**

ADVISORY MOTION BY OTSUJI TO THE CITY COUNCIL; TO HELP THE PLANNING DEPARTMENT COME UP WITH THE FUNDING TO INITIATE A GENERAL PLAN UPDATE IN THE BARRIO LOGAN AND HELP FORM A COMMUNITY GROUP FOR THE AREA. Second by Griswold. Passed by a 5-0 vote with Commissioners Chase and Schultz recusing.

ITEM 7 **OFFICAL ZONNG MAP**

Kelly Broughton presented Report No. PC-05-368 to the Planning Commission.

No one present to speak on the item.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF’S RECOMMENDATION OUTLINED IN REPORT PC-05-368 TO THE PLANNING COMMISSION. Second by Griswold. Passed by a 7-0 vote. Resolution No. 3912 PC

ITEM 8: **4033 FLORIDA TENTATIVE MAP - PROJECT NO. 80410**

Lesile Goossens presented Report No. PC-05-359 to the Planning Commission.

Speaker slip submitted in favor by Erick Nowacki.

Speaker slip submitted in opposition by Milly Strathman. Was not present to speak at the time the item was heard.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-359 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.

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 Steele voting nay. Resolution No. 3913-PC

**ITEM 9: POINT LOMA NAZARENE UNIVERSITY (PLNU FIVE-YEAR REVIEW OF CONDITIONAL USE PERMIT- PROJECT NO. 67904**

Cory Wilkinson presented Report No. PC-05-33to the Planning Commission.

Speaker slips submitted in favor by Richard Schultz, M. Watkins, Archie Yates, Katy Connor, Kristin Rhoads, Reeve Peterson, and Karen Abell.

Speaker slips submitted in opposition by Eric Best

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-33TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 7-0 vote. Resolution No. 3914-PC

**ITEM 10: INITIATION-COMMUNITY PLAN AMENDMENT-TORREY CORNER PROJECT NO.34992**

Sara Osborn presented Report No. PC-05-351 to the Planning Commission.

Speaker slips submitted in favor by Carol McDermott, Sam Hall, Mark Linman, Mark Bolen, Tracy McMiren, and Paula Abney.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO.PC-05-307 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 7-0 vote. Resolution No. 3915-PC

ITEM 11: **4146-4152 32<sup>ND</sup> STREET VESTING TENTATIVE MAP PROJECT NO. 77457**

Cheryl Cac presented Report No. PC-05-320 to the Planning Commission.

Speaker Slip submitted in favor by Chris Christensen and William Duke.

No one present to speak in opposition.

Public Testimony was closed.

**COMMISSION ACTION:**

Motion by Griswold to deny staff's recommendation based on the inability to make finding No. 2, which reads: 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 Steele. Failed by a 2-4 vote with Commissioners Garcia, Ontai, Otsuji and Schultz voting nay and Commissioner Chase not present.

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-320 TO THE PLANNING COMMISSION. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Steele voting nay and Commissioner Chase not present. Resolution No. 3916-PC

ITEM 12: **10940 SCRIPPS RANCH BOULEVARD TENTATIVE MAP PROJECT NO. 67025**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-365 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.

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 Ontai. Passed by a 7-0 vote. Resolution No. 3917-PC

**ITEM 13: PARK WEST CONDOMINIUM CONVERSION – PROJECT NO. 76771**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-344 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.

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 Ontai. Passed by a 7-0 vote. Resolution No. 3918-PC

ITEM 14: **4637 34<sup>TH</sup> STREET – PROJECT NO. 80495**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-337 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.

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 Ontai. Passed by a 7-0 vote. Resolution No. 3919-PC

ITEM 15: **4342 IDAHO TENTATIVE MAP – PROJECT NO. 77455**

Patrick Hooper presented Report No. PC-05-345 to the Planning Commission.

Speaker slip submitted in favor by Franklin Sprees, Chris Christensen, and William Duke.

No one present to speak in opposition.

**COMMISSION ACTION:**

Motion by Griswold to deny staff's recommendation based on the inability to make finding No. 2, which reads: 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). Fails due to a lack of a second.

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-345 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: REPLACEMENT OF THE DRIVEWAY WITH NATURAL PLANTING, GRASSCREET OR HOLLYWOOD DRIVEWAY.

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 4-2 vote with Commissioners Griswold and Steele voting nay and Commissioner Chase not present.  
Resolution No. 3920-PC



**ITEM 16: 4037 IDAHO VESTING TENTATIVE MAP – PROJECT NO. 74806**

Michelle Sokolowski presented Report No. PC-05-324o the Planning Commission.

Speaker slip submitted in favor by Maurice Rosenberg and Scott Coburn

No one present to speak in opposition.

**COMMISSION ACTION:**

Motion by Griswold to deny staff’s recommendation based on the inability to make finding No. 2, which reads: 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 Steele.

Motion by Otsuji to continue takes precedence over the denial.

MOTION BY OTSUJI TO CONTINUE TO FEBRUARY 2, 2006, WITH THE DIRECTION THAT THE APPLICANT RETURNS TO THE COMMUNITY PLANNING GROUP TO RECEIVE INPUT ON A NEW DESIGN. Second by Ontai. Passed by a 4-2vote with Commissioners Chase not present and Commissioners Griswold and Steele voting nay.

**ITEM 17: 4327 SWIFT TENTATIVE MAP – PROJECT NO. 75425**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-367TO 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.

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 Ontai. Passed by a 6-1 vote Commissioner Griswold voting nay. Resolution No. 3921-PC.

ITEM 18: **4135 TEXAS TENTATIVE MAP – PROJECT NO. 77644**

Cherlyn Cac presented Report No. PC-05-343 to the Planning Commission.

Speaker slip submitted in favor by Rita Lancaster-Hannah and Lindsay Erickson.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-343 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

REDUCE THE WIDTH OF THE DRIVEWAY WITH ADDITIONAL LANDSCAPED IN THE FRONT SETBACKS.

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 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 Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 3922 -PC

ITEM 19: **PONTE VECCHIO TENTATIVE MAP – PROJECT NO. 60449**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-34 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.

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 Ontai. Passed by a 7-0 vote. Resolution No. 3923-PC

**ITEM 20: 2015 ROBINSON AVENUE CONDO MAP – PROJECT NO. 50742**

John Fisher presented Report No. PC-05-364 to the Planning Commission.

Speaker slip submitted in favor by Maurice Rosenberg.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-364 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: REPLACEMENT OF THE DRIVEWAY WITH NATURAL PLANTING, GRASSCREEN OR HOLLYWOOD DRIVEWAY.

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 4-1 vote with Commissioners Griswold voting nay, Commissioners Chase, and Ontai not present. Resolution No. 3924-PC

**ITEM 21: 4679 CHEROKEE TENTATIVE MAP – PROJECT NO. 66919**

Patrick Hooper presented Report No. PC-05-331 to the Planning Commission.

Speaker slip submitted in favor by Chris Christensen, Caroline Chen, and George Boomer.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-364 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

RECOMMEND USE OF IMPROVEMENTS SHOWN ON PROPOSED DRAWINGS.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY INCLUDING: REPLACEMENT OF THE DRIVEWAY WITH NATURAL PLANTING, GRASSCREEN OR HOLLYWOOD DRIVEWAY.

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. Fails by a 3-2 vote with Commissioners Griswold and Steele voting nay, Commissioners Chase, and Ontai not present. Item will trail to next meeting for a full Commission

ITEM 22: **MUIR RESIDENCE – PROJECT NO. 72747**

Laila Iskandar presented Report No. PC-05-360 to the Planning Commission.

Speaker slip submitted in favor by Mitchell Berner..

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-330 TO THE PLANNING COMMISSION. Second by Griswold. Passed by a 4-0 vote with Commissioners Chase, Ontai, and Steele not present. Resolution No. 3925-PC

Chairperson Schultz adjourned the Planning Commission meeting at 3:42 p.m.