

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 12, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:02 a.m. Commissioner Steele adjourned the meeting at 5:46 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present/ Not present for
Vice-Chairperson Kathleen Garcia- Not present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- present/Not present for Items 1-5
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Cecilia Williams, Planning Department - present
Mike Westlake, Development Services-present
Jeff Strohminger, 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:**

Cherokee #66919 (which is not on the agenda) was trailed to January 26, 2006. Items No. 9, 12, 16, and 18 were continued

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

Items No. 13 and 14 was placed on the consentagenda.

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

Gail Goldberg announced her resignation with the City of San Diego as of January 26, 2006. Gail will be the new Planning Director for the City of Los Angeles.

ITEM -5: **COMMISSION COMMENT:**

None.

ITEM 6: **APPROVAL OF THE MINUTES FOR OCTOBER 20, 2005, NOVEMBER 10, 2005 AND DECEMBER 1, 2005.**

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE THE MINUTES FOR OCTOBER 20, 2005, NOVEMBER 10, 2005 AND DECEMBER 1, 2005.

Second by Commissioner Otsuji. Passed by a 7 -0.

ITEM 7 Continued from August 25, 2005:

5355 CLAIREMONT TENTATIVE MAP – PROJECT NO. 64666

Bill Tripp gave a brief update to the Commission, since the last time the item was heard.

Speaker slip submitted in favor by Dale Christensen and Robert Bateman

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OINTAI TO CONTINUE TO DATE

UNCERTAIN/RETURN WITH THE FOLLOWING CONDITIONS ADDRESSED:

- PROVIDE AN ELEVATION PLAN.

- ADDRESS THE ISSUES OF PROVIDING ON-SITE AFFORDABLE HOUSING UNITS.
- PROVIDE MORE INFORMATION TO THE TENANTS REGARDING RELOCATION.

Second by Griswold. Passed by a 70.

ITEM 8: *Continued from November 10, and December 8, 2005:*

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

Alexandra Elias, along with various staff members, presented the draft Downtown Community plan update.

Speaker slips submitted in favor by Joyce Summers, Dan D'amato, Tom Fat, Gary Smith, Scott Tillson, Scott Mulloy, Nancy Scull, Rick Froese, Jerone Navarra, Jim Dawe, Sherm Harmer, Paul McNeil, Alexandra Kelly, Keith Fernandez, SR Raymonda Duvall, Dave Schumacher, and Nico Calavita.

Speaker slips in opposition by Duncan Mc Fetridge, Diane Takvorian, Kimberly McDonald, Jean Dablin, Mike McDade, Bruce Coons, Jay Scovie, Bill Stuckey, Murtaza Baxamusa, Richard Lawerence, Gerald Brown, Greg Robinson, John Harder, Michelle Stowers, Donald Cohn, Tom Scott, Tom Mullaney, and Roger Fewkes.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION OUTLINED IN REPORT FROM CCDC TO THE PLANNING COMMISSION; ALONG WITH THE FOLLOW ISSUES RAISED BY THE PLANNING COMMISSION WHICH WOULD LIKE ADDRESSED.

1. INCLUDE LANGUAGE THAT REFERENCES THIS DOCUMENT WITH OTHER POLICIES AND DOCUMENTS WITHIN THE CITY
2. IMPORTANCE OF JOB QUALITY
3. EMPHASIZE SCHOOLS PLANNING & IMPLEMENTATION WITH SAN DIEGO CITY SCHOOLS
4. PACIFIC HIGHWAY DESIGN SHOULD INCLUDE 100% ALLOWABLE COMMERCIAL USES ON HAWTHORN AND A HEIGHT LIMIT OF 85 FEET ON BOTH SIDES OF HAWTHORN
5. EMPHASIZE TRANSIT IN EIR ANALYSIS AND IN PLAN
6. IDENTIFY MITIGATION MEASURES FROM 1992 MEIR THAT SHOULD BE CARRIED FORWARD TO THIS ONE

7. STRENGTHEN TRANSPORTATION DEMAND MANAGEMENT MEASURES IN ANALYSIS
8. TIE TRANSPORTATION DEMAND MANAGEMENT MEASURES TO MITIGATION
9. SHOW HOW FAR BONUS PROGRAM AND TRANSFER OF DEVELOPMENT RIGHTS PROGRAMS WILL WORK
10. FREEWAY DEFICIENCY PLAN

AFFORDABLE HOUSING

- HOMELESS/RELOCATION
- HEIGHT LIMITS NEAR BARRIO LOGAN
- ANALYZE TDR FOR AFFORDABLE HOUSING
- ANALYZE “TYPE OF JOBS TO TYPE OF PEOPLE”
- SHOW HOW GOALS ARE ACHIEVED WITH INCENTIVE PROGRAMS
- INCLUSIONARY HOUSING SHOULD BE REQUIRED DOWNTOWN
- SHOULD INCLUDE NUMERICAL GOALS FOR
 1. 30% AMI AND BELOW AND
 2. WORKFORCE HOUSING
- EMPHASIZE A CONTINUUM OF CARE AS A HOUSING STRATEGY
- CONSIDER A “RELOCATION PLAN” FOR SOCIAL SERVICES IF USES ARE PUSHED OUT
- PUT MORE PRGRAMS INTO THE AFFORDABLE HOUSING SECTION.
- SHOULD DO EVERYTHING WE CAN FOR HISTORIC PRESERVATION.

PARKS

- PARKS IS THE WEAKEST LINK IN THE PLAN, QUANTITY ISN'T LOGICAL
- EXPLAIN THAT DOWNTOWN DOES NOT HAVE TRADITIONAL PARKS
- THERE IS NO BACKUP PLAN IF WE DO NOT GET THE PARKS, WE SHOULD SET OTHER LAND ASIDE FOR PARKS.
- GUARANTEE THAT THERE WILL BE ‘X’ ACRES OF PARKS
- LINK DOWNTOWN PARKS TO REGIONAL PARKS (EMBARCADERO, BALBOA PARK, MISSION BAY)
- “REDEFINE” USE OF PARKS
- ALWAYS INCLUDE PARKING UNDER PARKS
- LIDS SHOULD BE INCLUDED IN CAPITAL IMPROVEMENTS PROGRAM
- EMPHASIZE RECREATION IN PLAN AND EIR
- EXPLAIN RATIONALE FOR LOCATION OF PARKS
- INCORPORATE PROVISIONS TO ENSURE GOOD SAFETY DESIGNS OF PARKS
- CLARIFY TYPOLOGY OF PARKS

- SEE IF THERE WOULD BE A WAY TO FUND A PORTION OF PERSHING PARK JUST ON THE OTHER SIDE OF CCDC'S JURISDICTION

PARKING

- FIND SOLUTION TO ST. JOSEPH'S PARKING ISSUE
- GO BACK TO ORIGINAL STAFF RECOMMENDATION FOR PARKING
- FUTURE PARKING SHOULD ALL BE VERTICAL; NO MORE SURFACE LOTS
- INDUSTRIAL/RESIDENTIAL
- AGREES WITH HIGHER LEVEL OF REVIEW, WANTS ANALYSIS OF HEALTH/TRAFFIC, MASS & SCALE
- REINFORCE THE IMPORTANCE OF THE INTERFACE WITH BARRIO LOGAN TO RESOLVE ISSUES OF ADJACENCY AND PROXIMITY TO INDUSTRIAL USES

RESPOND TO LETTERS

SR. RAYMONDA, EHC, BRUCE COONS, TOM SCOTT, /HOUSING FEDERATION AND COMMISSIONER CHASE'S EMAIL ON JANUARY 10, 2006 AND A WORKING LIST DISTRIBUTED AT A PAST MEETING.

Second by Otsuji. Passed by a 4-1 with Commissioners Griswold and Ontai not present.

ITEM 9: **POINT LOMA TOWERS TENTATIVE MAP- PROJECT NO. 71539**

COMMISSION ACTION:

MOTION BY GARCIA TO HAVE THE ITEM WITHDRAWN AND RE-NOTICED FOR A LATER DATE. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM 10: ***LAI RESIDENCE - PROJECT NO. 17873**

Robert Korch presented Report No. PC-06-001 to the Planning Commission.

Speaker slip submitted in favor of the project/opposed to the appeal by Saled Motevasselani.

Speaker slip submitted in opposition to the project/favor of the appeal by Davis Gammage, Paul Metsher, and Dyanne Routh.

COMMISSION ACTION:

Motion by Commissioner Ontai to approve the project as outlined in report No. PC-06-001 to the planning Commission. No Second.

MOTION BY COMMISSIONER STEELE TO CONTINUE AND RETURN WITH A DESIGN A SYSTEM THAT WOULD BE ACCEPTED BY THE CITY ENGINEER. Second by Commissioner Garcia. Passed by a 6-0 vote with Commissioner Otsuji not present.

ITEM 11: **4157 MENLO ANENUE TENTATIVE MAP - PROJECT NO.75907**

Jeff Robles presented Report No. PC-06-002 to the Planning Commission.

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-002 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

THE APPLICANT AGREES TO THE FOLLOWING 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 Commissioner Otsuji. Passed by a 5-2 vote with Commissioners Griswold and Chase voting nay. Resolution No. 3926-PC.

ITEM 12: **4430 NORTH AVE TENTATIVE MAP – PROJECT NO. 50795**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JANUARY 19, 2006. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM 13: **4240 46th STREET TENTATIVE MAP -PROJECT NO. 33105**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE'S STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-026 TO THE PLANNING COMMISSION. THE APPLICANT AGREES TO THE FOLLOWING 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 Commissioner Steele. Passed by a 5-2 with Commissioners Griswold and Chase voting nay. Resolution No. 3927-PC

ITEM 14: TERRACE PARK TENTATIVE MAP – PROJECT NO. 62881**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE'S STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-025 TO THE PLANNING COMMISSION. THE APPLICANT AGREES TO THE FOLLOWING 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 Commissioner Steele. Passed by a 7-0.
Resolution No. 3928-PC

ITEM 15: *MARIANOPOLIS WAY – PROJECT NO. 4605

Tim Daly presented Report No. PC-06-038 to the Planning Commission.

Speaker slip submitted in favor by Vijay Navani, Don Ayles.

Speaker slips submitted in opposition by Joost Bende, Laura Pederson, Timothy Hazell, James Demofonte, Celia Bowan, Sheryl Duddie, James Kerr, Linda Jackson, Danny Jackson, and Judith Kerr.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-038 TO THE PLANNING COMMISSION. COMMISSIONER GRISWOLD IS NOT ABLE TO MAKE THE FINDINGS IN REGARDS TO LAND USE; HEALTH, SAFETY AND WELFARE; LAND DEVELOPMENT CODE. Second by Ontai. Passed by a 7-0 vote.

ITEM 16: **4113 43rd STREET- PROJECT NO. 75909**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JANUARY 26, 2006. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM 17: **INITIATION-COMMUNITY PLAN AMENDMENT SUNSET AND SAN YSIDRO – PROJECT NO. 72409**

Theresa Millette presented Report No. PC-05-269

Speaker slip submitted in favor by Paul McNeil

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-05-269 TO THE PLANNING COMMISSION. Second by Commissioner Otsuji Passed by a 6-0 vote with Commissioner Garcia recusing. Resolution No. 3929 -PC

ITEM 18: **BUSINESS IMPROVEMENT DISTRICT PUBLIC RIGHT-OF-WAY PROGRAM**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MARCH 30, 2006. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

Chairperson Schultz adjourned the Planning Commission meeting at 5:46 pm.