

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 29, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

**12:30 to 1:30 – THE PLANNING COMMISSION HAD LUNCH WITH
THE MAYOR AND STAFF IN THE CLOSED SESSION ROOM, 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:10a.m. Chairperson Schultz adjourned the meeting at 1:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- Not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
*Commissioner Eric Naslund- present
Cecilia Williams, Planning Department – present
Gary Halbert, Development Services-present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

* Commissioner Eric Naslund, was given his oath of office so he may participate in his first hearing.

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:

8, 10, 11, 15, 16, 17, 18, and 19 were placed on the consent agenda.

ITEM 4: DIRECTOR’S REPORT:

Bill Anderson spoke of the new structure of the Planning and Redevelopment departments. Mr. Anderson gave a brief listing of upcoming General Plan hearings.

Gary Halbert announced the re-origination of the Development Services Department and Neighborhood Code Compliance. Mr. Halbert also spoke of the second reading of the Second Phase of the Condo Conversion regulations at City Council on June 27, 2006. They will go into effect on July 27, 2006.

ITEM -5: COMMISSION COMMENT:

Commissioner Chase requested a response to Mr. Stumps letter that was received by the Commissioners regarding Home Avenue.

ITEM-6 THE APPROVAL OF THE MINUTES FOR MAY 18, 2006

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR MAY 18, 2006 WITH THE CORRECTIONS; ITEM NO. 11, SHOULD READ “SECOND BY ONTAI” AND ITEM NO. 15 SHOULD READ “SECOND BY OTSUJI.” Second by Otsuji. Passed by a 5-0 vote with Commissioner Naslund abstaining and Commissioner Griswold not present.

ITEM-7: OTAY VALLEY REGIONAL PARK TRAIL– PROJECT NO. 68601

Morris Dye presented Report No. PC-06-187 to the Planning Commission

Speaker slips submitted in favor by Robert Rushlow

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF’S RECOMMEDATION AS OUTLINED IN REPORT PC-06-187WITH THE

PLANNING COMMISSION. Second by Commissioner Chase. Passed by a 5-0 vote with Vice-Chairperson Garcia recusing, and Commissioner Griswold not present. Resolution No. 4086-PC.

ITEM-8: *Continued from April 6, 2006 and May 11, 2006:*

4074 CHEROKEE TENTATIVE MAP- PROJECT NO. 68048

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMEDATION AS OUTLINED IN REPORT PC-06-070 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4087-PC

ITEM-9: *Continued from May 18, 2006 and May 25, 2006:*

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

Will Zounes gave a brief update since the item was last heard.

Speaker slip submitted in favor by Myles Cooper and Roger Pynongbayan

Speaker slip submitted in opposition by Aaron Foust, Theresa Acerro, Rebecca Wilder, Calvin Wilder, Marcia Cesena, Michelle Lagoy, William Monahan, Randall Shade, Robert Hood, and Colleen Vance.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-135 TO THE PLANNING COMMISSION.

DUE TO THE INABILITY TO MAKE FINDING NO. 2; THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

DUE TO THE INABILITY TO MAKE FINDING NO. 4; THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE.

IF APPEALED TO CITY COUNCIL, IT IS MADE CLEAR THAT THE DEVIATION BEING REQUESTED WERE NOT PROVIDING A BETTER PROJECT TO THE SURROUNDING NEIGHBORHOODS, WHICH IN TURN, CAUSED FOR THE DENIAL OF THE PROJECT. Second by Commissioner Chase. Passed by a 5 -0 vote with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4088 -PC.

ITEM-10: *Continued from April 13, May 25, 2006, and June 22, 2006:*

4436 56th STREET TENTATIVE MAP – PROJECT NO. 81567

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-112 TO THE PLANNING COMMISSION WITH 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4089-PC

ITEM-11: **LA ENTRADA FAMILY APTRMENTS – PROJECT NO. 93861**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-173 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4090-PC

ITEM-12: ***CREEKSIDE VILLAS - PROJECT NO. 5769**

John Fisher presented Report No. PC-06-188

Speaker slip submitted in favor by Mike Finley and Jeff Barfield

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS PRESENTED IN REPORT NO. PC-06-188 TO THE PLANNING COMMISSION. Second by Commissioner Garcia. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 4091 -PC.

ITEM-13: ***FAIRBROOKS ESTATES – PROJECT NO. 5284**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO JULY 13, 2006 TO ALLOW THE ENVIRONMENTAL DOCUMENT TO BE DISTRIBUTED IN A TIMELY MANNER TO THE COMMISSIONERS. Second by Commissioner Garcia Passed by a 5-0 vote with Commissioner Otsuji recusing and Commissioner Griswold not present.

ITEM-14: **POINT LOMA TOWNHOMES INITIATION**

Tony Kempton presented Report No. PC-06-200 to the Planning Commission.

Speaker slip in favor by Randy Wassem.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-200 TO THE PLANNING COMMISSION. Second by Commissioner Ontai Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present. Resolution No. 4092-PC.

ITEM 15: **4674 UTAH TENTATIVE MAP – PROJECT NO. 82975**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-179 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4093-PC

ITEM-16: **4435 ESTRELLA TENTATIVE MAP- PROJECT NO. 81211**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-189 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4094-PC

ITEM-17: **CASA CONTENTA TENTATIVE MAP - PROJECT NO. 62343**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-18 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4095-PC

ITEM-18: **4224 FLORIDA TENTATIVE MAP - PROJECT NO. 76942**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-190 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4096-PC

ITEM-19: **4728 LAMONT TENTATIVE MAP - PROJECT NO. 81193**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-197 TO THE PLANNING COMMISSION 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 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 Chase. Passed by a 5-0 with Commissioner Naslund recusing and Commissioner Griswold not present. Resolution No. 4097-PC

Chairperson Schultz adjourned the Planning Commission meeting at 12:22 pm.