

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 25, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:06 a.m. Chairperson Schultz adjourned the meeting at 3:40 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Eric Naslund- present
Vacancy
Cecilia Williams, Planning Department – present
Mike Westlake, Development Services-present
Doug Humphreys, City Attorney- present (Final Day)
Sabrina Curtin, Recorder-present

- ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Acknowledged Carolyn Chase, Mark Steele, and Doug Humphreys for the years of service to the City and the Planning Commission.
- ITEM 2 **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**
Item No. 7 was withdrawn. Item No. 11 and 16 were continued to February 8, 2007.
- ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No 13 and Item No. 15 were placed on the consent agenda.
- ITEM 4: **DIRECTOR’S REPORT:**
Mr. Bill Anderson reported on a National New Tax Credit conference that he would be speaking at.
Mike Westlake reported on three condominium conversions that were denied at Planning Commission were approved at City Council this week.
- ITEM -5: **COMMISSION COMMENT:**
None
- ITEM-7: ***SUMMIT @ RANCHO BERNARDO - PROJECT NO. 4225**

This item was withdrawn from the docket.
- ITEM-8: *Continued from December 14, 2006:*

MISSION VALLEY MULTI-USE COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 115146

Brian Schoenfisch presented Report No. PC-06-305 to the Planning Commission.

Speaker slips submitted in favor Lynne Heidel, Douglas Wilson, David Keiffer, and Jeff Russell.

No one present to speak in opposition.

COMMISSION ACTION:
MOTION TO APPROVE TO INITIATE AN AMENDMENT TO THE ATLAS SPECIFIC PLAN, THE MISSION VALLEY COMMUNITY PLAN AND THE

PROGRESS GUIDE AND GENERAL PLAN AS DESCRIBED IN THE REPORT PRESENTED AND TO INCORPORATE ALL THE QUESTIONS, COMMENTS AND SUGGESTIONS FROM THE COMMISSIONS REGARDING; PARKS, HILLSIDE PROTECTION, SCHOOLS, SUSTAINABILITY, CIRCULATION/TRANSPORTATION.

Second by Commissioner Otsuji Passed by a 5-0-2 with a vacant seat and Vice-Chairperson Garcia recusing. Resolution No. 4207-PC

Both items 9 and 10 were presented together, along with public testimony

ITEM-9: *Appeal of the Hearing Officer decision on November 15, 2006:*

***GENESEE PLAZA EXPANSION - PROJECT NO. 63208**

Jeannette Temple presented Report NO. PC-07-013 to the Planning Commission

Speaker slips opposed to the appeal in favor of the project – Bruce Wilcox, Jean Schuerman, Brooke Peterson, John Ziebarth, Lynne Heidel, Joseph Fahey, Jack Nalibuff, Craig Carlson, Eleanor Mang, dave Potter, John Hansell, Stacey Hudson, Michael Holmes, Sheri Mongeau, Casie Greenfield, Janet Dave and Cindy Fletcher.

Speaker slips in favor of the appeal opposed to the project by – Faye Biendara, Vivian Thomas, Tom Schmidt, Butch Biendara, Rich Ewing, David Brown, Ted Kassis, Irene Hogeman, Walter Hogeman, Dora Brown, Billy Paul, Bobbie Chapman, Gary Chapman, Thomas Dobson, Elizabeth McStay, Michael Russell, Billie Aurme, Anne Martin, Beverly Boys, and Diana Chapman.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUNTO DENY THE APPEAL AND APPROVE SITE DEVELOPMENT PERMIT NO. 188311, PLANNED DEVELOPMENT PERMIT NO 189029 AND CONDITIONAL USE PERMIT NO 190103.

CERTIFY MITIGATED NEGATIVE DECLARATION NO. 63208 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

Second by Commissioner Griswold, passed by a 4-2-1 vote with Chairperson Schultz, and Vice-Chairperson Garcia voting nay and one vacancy. Resolution No. 4208-PC.

ITEM-10: ***BALBOA MESA - PROJECT NO. 70797**

Jeannette Temple presented Report NO. PC-07-012 to the Planning Commission.

Speaker slips opposed to the appeal in favor of the project – Bruce Wilcox, Jean Schuerman, Brooke Peterson, John Ziebarth, Lynne Heidel, Joseph Fahey, Jack Nalibuff, Craig Carlson, Eleanor Mang, dave Potter, John Hansell, Stacey Hudson, Michael Holmes, Sheri Mongeau, Casie Greenfield, Janet Dave and Cindy Fletcher.

Speaker slips in favor of the appeal opposed to the project by – Faye Biendara, Vivian Thomas, Tom Schmidt, Butch Biendara, Rich Ewing, David Brown, Ted Kassis, Irene Hogeman, Walter Hogeman, Dora Brown, Billy Paul, Bobbie Chapman, Gary Chapman, Thomas Dobson, Elizabeth Mc Stay, Michael Russell, Billie Aurme, Anne Martin, Beverly Boys, and Diana Chapman.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUNTO DENY THE APPEAL AND APPROVE SITE DEVELOPMENT PERMIT NO. 215119, PLANNED DEVELOPMENT PERMIT NO 189029 AND CONDITIONAL USE PERMIT NO. 215120

CERTIFY MITIGATED NEGATIVE DECLARATION NO. 70797 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

Second by Commissioner Garcia. Passed by a 4-2-1 vote with Chairperson Schultz, and Vice-Chairperson Garcia voting nay and one vacancy. Resolution No. 4209-PC.

ITEM-11: ***PLAZA LINDO PASEO - PROJECT NO. 88113**

COMMISSION ACTION:

MOTION BY VICE-CHAIRPERSON GARCIA TO CONTINUE TO FEBRUARY 8, 2007. Second by Commissioner Griswold. Passed by a 6-0-1 vote with one vacancy.

Was the taken out of order; first project heard on the agenda

ITEM-12: ***LAFAYETTE HOTEL - PROJECT NO. 78866**

Paul Godwin presented Report NO. PC-07-002 to the Planning Commission

Speaker slip submitted in favor by Sherm Harmer, Chris Foster, Therese Havluciyian, Lisa Leweck, and James Gates.

No speaker slips submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO CERTIFY ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 40351 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

APPROVE SITE DEVELOPMENT PERMIT NO 354499 (AN AMENDMENT TO SITE DEVELOPMENT PERMIT NO 114024.

APPROVE VESTING TENTATIVE MAP NO 366155.

ADDITIONAL LANGUAGE TO BE ADDED TO CONDITION 20 OF THE SITE DEVELOPMENT PERMIT TO READ AS FOLLOWS: THE FACE BRICK TO BE UTILIZED ON THE NEW CONSTRUCTION ASSOCIATED WITH THE HISTORIC RESOURCE SHALL BE "H. C. MUDDOX #890 OLD TOWN RED", A COLOR THAT IS COMPLEMENTARY TO THE ORIGINAL HISTORIC RESOURCE BRICK THAT IS TO BE RETAINED, BUT CLEARLY NEW, PER THE *SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION*, SPECIFICALLY STANDARD #9.

Second by Commissioner Ontai. Passed by a 5-0-2 vote with Chairperson Schultz recusing and one vacancy. Resolution No. 4210-PC.

ITEM-13: **4027 UTAH TENTATIVE MAP - PROJECT NO. 82773**

Speaker slips submitted in favor by J. Scarlatti, and Robert Bateman.
No one present to speak in opposition.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE
TENTATIVE MAP NO. 264411 AND WAIVER OF THE REQUIREMENT TO
UNDERGROUND THE EXISTING OVERHEAD UTILITIES.

Second by Commissioner Otsuji. Passed by a 5-1-1 with a vacancy and
Commissioner Griswold voting nay. Resolution No. 4211-PC

ITEM-14: ***SCRIPPS MEMORIAL HOSPITAL - PROJECT NO. 90784**

Laura Black presented Report No. PC-07-009 to the Planning Commission.

Speaker slips submitted in favor by Lynne Heidal, Ted Shaw, Jacob Surim, Heather
Riley, Mike Lewis, Bruce Rainey, Steve Kettler, Bauy Berier, Doug Childs, and Lee
Sherwood.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CERTIFY NEGATIVE
DECLARATION NO 90784.

APPROVE PLANNED DEVELOPMENT PERMIT NO. 383611.

APPROVE CONDITIONAL USE PERMIT NO 291185.

Second by Commissioner Naslund. Passed by a 5-0-2 vote with a vacancy and
Commissioner Ontai not present. Resolution No. 4212-PC.

ITEM-15: **9669 GOLD COAST VESTING TENTATIVE MAP - PROJECT NO. 93512**

Speaker slips submitted in favor by Robert Bateman, and Eric Comer.

No one present to speak in opposition.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE VESTING TENTATIVE MAP NO 301392 AND APPROVE THE REQUIREMENTS TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

Second by Commissioner Otsuji. Passed by a 6-0-1 vote with vacancy. Resolution No. 4213-PC.

ITEM-16: ***LAS PALMAS - PROJECT NO. 92178**

COMMISSION ACTION:

MOTION BY VICE-CHAIRPERSON GARCIA TO CONTINUE TO FEBRUARY 8, 2007. Second by Commissioner Griswold. Passed by a 6-0-1 vote with one vacancy.

ITEM-17: **MISSION BOULEVARD TENTATIVE MAP - PROJECT NO. 43665**

Vena Lewis presented Report No. PC-07-022 to the Planning Commission.

Speaker slips submitted in favor by Claude-Anthony Marengo, David Catton, and Jeff Ralston.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY THE TENTATIVE MAP NO 128189; UNABLE TO ACCEPT 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 NEED ARE BALANCED AGAINST THE NEED 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 Commissioner Naslund. Passed by a 5-0-2 vote with vacancy and Commissioner Ontai not present. Resolution No. 4214-PC.

Chairperson Schultz adjourned the Planning Commission meeting at 3:40 pm .