

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 15, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:08 a.m. Vice-Chairperson Garcia adjourned the meeting at 1:12 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz- present/ not present # 11 & #12
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Eric Naslund- present
Vacancy
Mary Wright, Planning Department – present
Mike Westlake, Development Services-present
Shirley Edwards, 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ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN

None.

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

Item No 7 and Item No. 8 were placed on the consent agenda.

ITEM 4: DIRECTOR'S REPORT:

Bill Anderson announced that Janice Weinrick, Assistant Deputy Director of City Planning and Community Investment. She will oversee the Redevelopment Division. Application for the urban form deputy director, which should be filled by the end of March

Mr. Anderson also touched on a few other items:

Housing element was certified by the state.

Council is scheduling a housing day on March 27, 2007.

Density bonus will move forward to City Council on February 27, 2007.

LU&H would like a joint workshop with the Planning Commission regarding Parking.

ITEM -5: COMMISSION COMMENT:

Vice-Chairperson Garcia announced that the League of California Cities will be in San Diego for a three day conference in March.

ITEM – 6: Continued from February 8, 2007

2233 ULRIC STREET TENTATIVE MAP- PROJECT NO. 96590

John Cruz presented Report No. PC 07-024 to the Planning Commission.

Speaker slips submitted in favor by Sarah Marijana, and Guillermo Landoni.

Speaker slip submitted in opposition by Margarita Castro.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY THE TENTATIVE MAP NO. 313806.

DENY THE REQUEST TO WAIVE THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

UNABLE TO MAKE FINDING NO. 2, PARKING, HEALTH, SAFETY, AND FAILS TO PROVIDE ACCURATE INFORMATION TO MAKE A DECISION ON THE PROJECT.

FINDING NO. 2 STATES: 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 Vice-Chairperson Garcia. Passed by a 6-0-1 with a vacant seat.
Resolution No. 4219-PC

ITEM-7: **CARROLL CANYON - PROJECT NO. 90632**

Speaker slip submitted Brian Fish and Norm Kasubachi

No one present to speak in opposition.

COMMISSION ACTION:

CONSENT MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE TENTATIVE MAP NO. 290588; WITH THE APPLICANT VOLUNTEERING TO PROVIDE 7 UNITS AT 150% AMI AND PAY THE FULL IN-LIEU FEE.

Second by Commissioner Ontai. Passed by 6-0-1 with a vacant seat.
Resolution No. 4220-PC.

ITEM-8: **4143 39th STREET TENTATIVE MAP- PROJECT NO. 104124**

COMMISSION ACTION:

CONSENT MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE TENTATIVE MAP NO. 350231.

APPROVE THE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

Second by Commissioner Ontai. Passed by a 6-1-1 with Commissioner Griswold voting nay and a vacant seat. Resolution No. 4221-PC.

ITEM-9: ***HUESO BUILDING - PROJECT NO. 17798**

Will Zounes presented Report NO. PC-07-013 to the Planning Commission

Speaker slip submitted in favor by Tony Hueso.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 40496 AND APPROVE SITE DEVELOPMENT PERMIT NO. 40495.

Second by Commissioner Ontai passed by a 6-0-1 vote with one vacancy.
Resolution No. 4222-PC.

ITEM-10: ***TUCKER SELF STORAGE – PROJECT NO. 67993**

Patricia Grabski presented Report NO. PC-07-032 to the Planning Commission.

Speaker slips submitted in favor by Steve Laub, Andy Krutzsh, Bob Bruckart, and Rick Marrs.

Speaker slips submitted in opposition by Scott Hasson.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION NO. 67993, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM (NMRP).

RECOMMEND THE CITY COUNCIL APPROVE REZONE NO. 231223

RECOMMEND THE CITY COUNCIL APPROVE PUBLIC RIGHT OF WAY VACATION NO. 231224

RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 205536

ADDITIONAL RECOMMENDATION:

RECOMMENDS PLANTING WITH A MORE NATIVE PLANTING ON GRADE AROUND THE RETAINING WALL. PULL THE WALL BACK 3FT TO OPEN SPACE.

RECOMMEND PLANTING OF NATIVE VEGETATION COMPARABLE TO

THE OPEN SPACE.

SIGNAGE IS IN NO OTHER AREA OTHER THEN DEMONSTRATED IN THE PHOTO SIMULATION AND NO LARGER THEN DEMONSTRATED IN THE PHOTO SIMULATION.

ALSO, RECOMMEND TO INCLUDE THE ERRATA SHEET PRESENTED ON THE DATE OF THE HEARING, WHICH STATES:

PRIOR TO NOTICE TO PROCEED FOR ANY GRADING/CONSTRUCTION PERMIT, THE APPLICANT SHALL PROVIDE WRITTEN VERIFICATION TO THE DEVELOPMENT SERVICES DEPARTMENT ASSISTANT DEPUTY DIRECTOR ENVIRONMENTAL DESIGNEE FROM THE DEPARTMENT OF TOXIC SUBSTANCE CONTROL ASSURING THAT THE PROJECT SITE HAS BEEN COMPLETELY SWEEP FOR UNEXPLODED ORDINANCE AND NO LONGER PRESENTS A SIGNIFICANT PUBLIC SAFETY/HUMAN HEALTH IMPACT.

Second by Commissioner Ontai. Passed by a 6-0-1 vote with and vacant seat. Resolution No. 4223 PC.

ITEM-11: ***MCKINNON RESIDENCE - PROJECT NO. 51161**

Cory Wilkinson presented Report No. PC-07-035 to the Planning Commission.

Speaker slip submitted in favor by Dan McKinnon and Steve Doctor.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND TO THE CITY COUNCIL TO ADOPT NEGATIVE DECLARATION NO. 51161.

RECOMMEND THE CITY COUNCIL TO APPROVE THE COASTAL DEVELOPMENT PERMIT NO. 147413, SITE DEVELOPMENT PERMIT NO. 147529, AND EASEMENT ABANDONMENT NO. 404901, SUBJECT TO ABANDONMENT OF THE ON-SITE PUBLIC SEWER MAIN, AND CONSTRUCTION OF A REPLACEMENT PRIVATE SEWER LATERAL.

ADDITIONAL RECOMMENDATION TO APPROVE; PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS FOR GRADING, APPROPRIATE TREE PROTECTION NOTES IDENTIFYING THE EXISTING "TORREY PINE" TO REMAIN SHALL BE ADDED TO ALL GRADING PLANS AND LANDSCAPE CONSTRUCTION DOCUMENTS.

Second by Commissioner Otsuji Passed by a 5 -0-2 vote with Chairperson Schultz not present and one vacancy. Resolution No. 4224-PC.

ITEM-12: ***RADY CHILDREN'S HOSPITAL/ ACUTE CARE PAVILLON EXPANSION PROJECT NO. 84791.**

Anne Jarque presented Report No. PC-07-023 to the Planning Commission.

Speaker slips submitted in favor by Celia Brewer, Angela Vieira, Nicole Holliday, Larry Donofrio, and Tim Jacoby.

Speaker slips submitted in opposition by Nicole Phillips.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CERTIFY MITIGATED NEGATIVE DECLARATION (MND) NO. 84791, AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP).

APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 268049, CONDITIONAL USE PERMIT (CUP) NO 268050, AND SITE DEVELOPMENT PERMIT (SDP) NO 413591 TO AMEND PREVIOUSLY APPROVED CUP/HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-1096 AND CUP NO 4741/SDP NO 4742/DPD NO. 267312.

APPROVE MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE ADJUSTMENT NO 41463.

WITH THE MODIFICATION TO CONDITION NO. 42 OF ATTACHMENT NO. 8: CERTIFICATE OF OCCUPANCY ON PARKING STRUCTURE F IS GRANTED PRIOR TO THE DEMOLITION; PERMIT THE SURFACE PARKING, DEMONSTRATION OF ADEQUATE PARKING

Second by Commissioner Naslund. Passed by a 5-0-2 vote with Chairperson Schultz not present and one vacant seat. Resolution No. 4225-PC.

Vice-Chairperson Garcia adjourned the Planning Commission meeting at 1:12 p.m.