

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 18, 2008  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:11 a.m. Chairperson Schultz adjourned the meeting 8:38 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz – present  
Vice-Chairperson - Eric Naslund –present (arrived @ 11:39)  
Commissioner Robert Griswold – present (left @ 11:31)  
Commissioner Gil Ontai –present (left @ 3:45)  
Commissioner Dennis Otsuji – present (arrived @ 11:39)  
Commissioner Mike Smiley – not present  
Commissioner Tim Golba - present

Staff

Shirley Edwards, City Attorney - present  
Mary Wright, Planning Department – present  
Mike Westlake, Development Services Department - present  
Elisa Contreras, Recorder – present

**ITEM 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

None given

**ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

Item 11

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

None

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

Bill Anderson apologized for the mix up on the noticing last week, September 11, 2008 and reported that there was immediate review of department protocol and procedures for back up. The position for deputy director of Urban Form Division has been filled by Benoir Constance. San Diego historical society honored City staff members and other's who helped transformed NTC into a vibrant historic community at their 2008 History Maker's gala. Barrio Logan focus group meeting scheduled for the Community plan update September 30, 2008 at 5:00pm at 1625 Newton. Grantville stakeholders meeting schedule for October 13, 2008 at 6:00pm Mission Valley Church of the Nazarene, 4750 Mission Gorge Place. The San Diego river park master plan meetings has two meeting scheduled Saturday @ 1:30pm at the Mission trails regional park second, September 23, @ 5:30-7:30 at the Serra Mesa library 9005 Aero Drive.

**ITEM-5: COMMISSION COMMENT.**

Shirley Edwards and Nina Fina briefed the public and City staffs on two informational items, The Religious Land Use Institutionalize Persons Act and Federal Fair Housing Act as amended.

ITEM-6: *Trailed from August 7, 2008, September 4, 2008 and September 11, 2008:*

**\* QUARRY FALLS – PROJECT NO. 49068**

City Council District: 7; Plan Area: Mission Valley

Staff: Jeannette Temple

Speaker slips submitted in favor of project by George Istambouli, Lessie M.S. Johnson, Janay Kruger.

Speaker slip submitted opposed to project by Joy Sunyata.

**COMMISSION ACTION:**

**MOTION BY COMMISSIONER GOLBA TO APPROVE STAFF RECOMMENDATION ITEMS 1-5.**

**TO RECOMMEND THE CITY COUNCIL CERTIFY ENVIROMENTAL IMPACT REPORT NO. 49068, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND**

**RECOMMEND THE CITY COUNCIL ADOPT THE REZONING ORDINANCE NO. 183191; AND**

**RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MISSION VALLEY COMMUNITY PLAN NO. 183189; AND**

**RECOMMEND THE CITY COUNCIL APPROVE THE QUARRY FALLS SPECIFIC PLAN, VESTING TENTATIVE MAP NO. 183196, MASTER PLANNED DEVELOPMENT PERMIT NO. 183193, AND SITE DEVELOPMENT PERMIT NO. 183196, MASTER PLANNED DEVELOPMENT PERMTI NO. 183193, AND SITE DEVELOPMENT PERMTI NO. 183192 AND**

**RECOMMEND THE CITY COUNCIL APPROVE THE CONDITIONAL USE PERMIT AS PRESENTED IN REPORT NO. PC-08-064. Second by Commissioner Ontai. Passed by a vote of 4-0-3 with Commissioners Naslund, Otsuji and Smiley not present.**

**MOTION ON ITEM 6 BY COMMISSIONER GRISWOLD TO RECOMMEND THE CITY COUNCIL INITIATE A COMMUNITY PLAN AMENDMENT FOR SERRA MESA TO INCLUDE A ROAD CONNECTION TO PHYLLIS PLACE Second by Commissioner Golba. Failed by a vote of 3-1-3 with Commissioner Schultz voting nay and Commissioners Naslund, Otsuji and Smiley not present.**

***Break 11:29-11:39***

***Lunch 12:08-1:30***

ITEM-7: **\* ACADEMY OF OUR LADY OF PEACE – PROJECT NO. 130619**

City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Speaker slips submitted in favor of project by Trish Butler, Haeyoung Won, Kate Googins, Julia Lyons, Lindsay Borg, Sylvia Mendoza, Sara Gosschalk, Eddy Gosschalk, Nora Faine-Sykes, Gaby Strickland, Michael Guerrero, Audrey Pierik, Linda Kiendra, Evelyn Witherby, Kay VanTassell, Paola Avila, Carlos Acuna, Barbara Hinek, Mary Sloper, Cindy Teal, Sr. Breege Boyle, Tim Martin, Sarah Martin, Beth Connelly, Emma Connelly, Kirsten Hadzicki, Rita Bonnell, Lynn O'Shaughnessy, Randall Gutafson, Gabriela Matinez, Eve Ryan, Jeanette Handekman, Eliane, D. Jenkins, Chip Palid Ed Hearn, Stephen Nishimuta, Diana Marjip-Chuh, Dan Keays, Ann Scott, Tessie Theodorelos, Linda Caballero-Sotelo, Manal Naoom, Ginger Hoy Kossy, Nancy P. Ryan, Anna Gerhart, Cynthia Sapper, Judi Persichetli, Roberto Ortiz, Eileen Van Tassell, Cindy Dale, Nestor Castano, Alicia Cook, Maria Greeley, Alex Kelly, Laura Impastate, Mary Kathleen Lindgren, David Glassner, Suzanne Ghosn, Margarete Borg, Claudia Lucero, John Coughlin, Maria Gabriela Valverde, Tom Bonnell, Kenneth Van Tassell, Jane A. Hopper, Ian Cook, Palma Linn Acuna, Guadalupe Camarena, Eduardo Fimbres, Marty Schmidt, Beth Fee, Ursula Uribe De Herrera, Bonnie Curtis, Mary Lovejoy, Greg Wood, Manuel Elizonde, Teresita Vidrio, Enedina Rangel, Kathryn M.S. Catherwood, Diane Gordon, Lauren Naoom.

Speaker slips submitted opposed to project by Steve Silverman, Dianne Carlson, Judith O' Boyle, Bruce Coons, Mary Lou Ruane, Barbara Dodd, Sydney Sullivan, Becky Dodd-Sullivan, Satoe Tuner, Cylde Turner, Tom Mac Donald, Mark Ballam, Ross Lopez, Glen Carlson, Martin Green, Robert Dean, Roxanne Govan, Jacqueline Thompson, Rob Steppke, Dan Sullivan, Joy Dougherty, Ben Saltzer, Jackie Nevelow, Sue Fogle, Terrell Cook, Mahin Mofazeli, Mahin, Roxanne Govari, Chris Delong, Stephen Whitburn, David Dodd, Martin Chevalier, Ray Ramage, Eurika Otto, Linda Colwell, Cecilia MacDonald, Ernestine Bonn.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASULND TO CONTINUED TO DATE CERTAIN OF OCTOBER 9, 2008. Second by Commissioner Otsuji. Passed by a vote of 4-0-3 with Commissioner's Griswold, Ontai and Smiley

**RECOMMENDATION**

Commissioner Schultz recommended the applicant go back and brief us on alternative reuse of the buildings. Report No. PC-08-098

ITEM-8: **CHABAD EDUCATIONAL CAMPUS SUBSTANTIAL CONFORMANCE REVIEW – PROJECT NO. 123607**  
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Cherlyn Cac

Speaker slips submitted in favor of project by Lawrence Barnes, Diane Gordon, Bendjan Chalom, Michael S. Ressler, Menashe Bacher, Nechama Carlebach, Yosef Tiefenbrun, Geoffrey Bers, James Swartz, Shmuel Eber, Irene Pritsker, Eli Fradkin, Jacob Polichenco, Tzvi Sharcebi, Jack Family, Laura Amsellem, Jenn Won, Julia Lyons, Sara Gosschalk, Ken Walker, Daniel Srugo, Diane Gordon, Ira Fefferman, Robert Wiggins, Jerry Goldstein, Maureen Pollack, Leah Fradkin, Lynn Oshaughnessy, Chana Grunvald, Roberto Grunvald Tumi Silver, Boudstan Mairan, Zelda Hazan, Jacob Naghsolpi, Estheil Ezabri, Jonathan Shiff, Tzvi Hirsch Pierargvi, Savey Sheinvein, Devorah Popaek Fradki, Daniel Polk, Rochie Tiefenbrun, Elena Namahj, Max Amsellem, Mechana Polichenco, Jorge Bross, Motte Fradkin, Puttinber, M & M Zemen, M & M Yeddsion, M & M Levi, Yonah Fradkin, Rabbi Josef Fradkin, Ron Buckley, Mark Steele, Mark Henning, Jim Milch, Alan Green, Bonnie Cordvan, Marci Germain, Stephen L. Gordon, Thorm Bantel, Mark Perlmutter, Adam Srogoniz, Tamar Silverstein, Merle Brodie, Mithcell Brodis, Rudy Weiss, Dr. Libe Weiss, Hershy Silver, Richard Gabriel, Harvey Rogoff, David Rutkoff, Zalman Carlebach, Ian Harris, Rita Bonnell, Beth Connelly, David Smoller, Yisael Dinmar, Diana Wishimuk, Stephen Siverstein.

Speaker slips submitted oppose to project by Massoum Montakhab, Bob Ilko, Gordon Boerner, Lisa Jacobs, Robert Gilberg, Becky Carlquist, Sue Fewster, Yvette Casali, Jackie Reavey, Gail Harriss, Paula West, Dr. Robert Goehl, Gary Reed/Lois Reed, Victor Landa, Janine Brown, Elizabeth Hinkle, Stephne Hinkle, Sandra Hoyt, David Driggers, Summer Frost, Teri Dittrich, Mary Overcash, Louis B. Tishler, Jr., Kenneth Heying.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO RECOMMEND THE CITY COUNCIL FIND THAT THE PROPOSED CHABAD EDUCATIONAL CAMPUS IS IN SUBSTANTIAL CONFORMANCE WITH CONDITIONAL USE PERMIT NO. 133-PC AS AMENDED; AND TO INCORPORATE THE 26 POINT PRIVATE AGREEMENT BETWEEN CHABAD AND SCRIPPS COMMUNITY PLANNING GROUP AS PART OF THE MAP AND AS PART OF THEIR PROJECT PLAN DOCUMENTATION; AND

PRIOR TO ARRIVING AT THE CITY COUNCIL, THAT THE FBA ASSESSEMENT BE AVAILABLE BOTH FOR THE APPLICANT AND THE COMMUNITY TO ASSESS WHETHER THEY ARE IN SUPPORT OR NOT. Second by Commissioner by Golba. Passed by a vote of 4-0-3 with Commissioner's Griswold, Ontai and Smiley not present.

MOTION BY GOLBA TO RECOMMEND THAT THE CITY COUNCIL DENY THE WAVIER FROM THE GENERAL INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS BECAUSE THE FINDINGS CANNOT BE MADE. Second by Commissioner Naslund. Passed by a vote of 4-0-3 with Commissioner's Griswold, Ontai and Smiley not present. Resolution No. 4451-PC

ITEM-9: **SAN DIEGO COMMUNITY TREATMENT CENTER**  
City Council District: 2; Plan Area: Downtown

Staff: Lucy Contreras

Speaker Slips submitted in favor of project by Joy Sunyata, Jerry Cluff, Karen R. Frostman, Sharon Donohco, Lula D. Parker, Agent Beauchany, M. Jacobo, Pat J. Moya, Jamie Saylor, Miriam Diaz, David Ayala, Art Ayala, Michael Ayala, Iggy Alderero

Speaker slips submitted oppose to project by Simon Weston, Jim Dawl, Brian McCarthy, Rick Stinson, Claudia Escala

**COMMISSION ACTION:**

ITEM TRAILED TO SEPTEMBER 25, 2008. Report No. PC-08-111

ITEM-10: **THE DINERSTEIN COMPANIES/ ALVARADO HOSPITAL -PTS 157028**  
City Council District: 7; Plan Area: College Area

Staff: Maxx Stalheim

Speaker Slips submitted in favor of project by Janay Kruger, Josh Vasbinder

No speaker slips submitted oppose to project

**COMMISSION ACTION:**

ITEM TRAILED TO SEPTEMBER 25, 2008. Report No. PC-08-117

ITEM-11: **VERIZON-KENSINGTON-PTS 136385**  
City Council District: 3; Plan Area: Normal Heights

Staff: Karen Lynch-Ashcraft

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO CONTINUE TO OCTOBER 9, 2008. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner Griswold recusing and Commissioner Smiley not present. Report No. PC-08-118

ITEM-12: **7827 STALMER STREET TENTATIVE MAP -PTS 104906**  
City Council District: 6; Plan Area: Clairemont Mesa

Staff: Derrick Johnson

Speaker Slips submitted in favor of project by Robert Bateman, Paul Ruchlewicz

Speaker slips submitted oppose to project by Joy Sunyata

**COMMISSION ACTION:**

ITEM TRAILED TO SEPTEMBER 25, 2008. Report No. PC-08-122

TEM-13: **3918 MISSISSIPPI TENTATIVE MAP-PTS 95317**  
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

Speaker Slips submitted in favor of project by Angela Messenger

Speaker slips submitted oppose to project by Joy Sunyata

**COMMISSION ACTION:**

ITEM TRAILED TO SEPTEMBER 25, 2008. Report No. PC-08-123