

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 16, 2008
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:07 a.m. Chairperson Schultz adjourned the meeting at 5:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz –present (not present from 10:30am -2:00pm)
Vice-Chairperson - Eric Naslund –present
Commissioner Robert Griswold – present
Commissioner Gil Ontai –present (left at 3:45pm)
Commissioner Dennis Otsuji – present
Commissioner Mike Smiley – not present
Commissioner Tim Golba - Present

Staff

Marianne Greene, City Attorney - present
Christine Rothman, Planning Department – present
Mike Westlake, Development Services Department - present
Elisa Contreras, Recorder – present
Brenda Clark, Legislative Recorder - present

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ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

Request for a continuance for items #8, 10, 13, 14, & 15

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

Item #16

ITEM-4: DIRECTOR'S REPORT.

Bill Anderson made an announcement about the September/October/November meetings of the Barrio Logan's planned updates stakeholder committee. The committee has and will be developing a set of guiding principles based on each of the general plans elements and these guiding principles will be used to provide directions on developing the land use scenarios' and committee priorities that is planned as part of a four day intensive charrette that is scheduled for January 13th through January 17th. Bi-lingual meetings have been extremely well attended, approximately 200 people in September and 90 people at the October meeting last week and the discussion feedback has been very productive and relevant to the issues at Barrio Logan so we are making good progress there. We are planning to have a Planning Commission PC workshop in March regarding Barrio Logan.

The Grantville the stakeholders committee met this past Monday and discussed the goals and objectives of redevelopment in general and the Grantville redevelopment project area. The area is now established and we have a settlement agreement with the County so we are now collecting a tax increment. And they continued their discussion from last month on land use concepts for sub-area A of the master plan and discussed traffic issues for sub-area B of the master plan. The next meeting will be on November 10 to continue the discussion on the preparation of traffic analysis for sub-area B which is primarily a property owner application, Superior ready mix sight which is a very large land holding. The meeting

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will be held from 6 to 8 pm at the Mission Valley Church of the Nazarene located at 4750 Mission Gorge Place.

ITEM-5: **COMMISSION COMMENT.**

None Given

ITEM-6 *Continued from September 4, 2008 and trailed from September 25, 2008 and October 2, 2008, Trailed from October 9, 2008 and October 16, 2008:*

***LIBERATORE RESIDENCE –PROJECT NO. 113555**

City Council District 2; Plan Area: Peninsula

Staff: Laila Iskandar

Speaker slips submitted in favor of the project by Skip Shipateire, Frederice Liberatore

Speaker slip submitted opposed to the project by Rebecca Michael

COMMISSION ACTION:

TRAILED TO OCTOBER 23, 2008 COMMISSION SCHULTZ SUGGESTS THAT STAFF SET UP A MEETING WITH THE CITY ATTORNEY AND THE APPLICANT MEET TO DISCUSS OTHER OPTIONS TO MOVE FORWARD WITH THE PROJECT.

ITEM 7: *Trailed from October 9, 2008:*

***ARCHSTONE MISSION GORGE – PROJECT NO, 142570**

City Council District 7; Plan Area: Navajo

Staff: Jeff Peterson

Speaker slips submitted in favor of project by Lovelyn Layug, Randy Moss, Al Edwin, Scott Cadam, Gary London, Richard G. Barker, Diana Young, Jason King, Mark Rawlins, Brian Kolbus, Michael McSweeney, Andrew Lopez, Brindy Spencer, David Narramore, Jonathan Mack, Carisa Hammons, Sheila Berner, John R. Paez, Ken Symmak, Richard Schulman, Corrado Introua, Farid Jost, Michael Burton, Daniel Fitzgerald, Cheryl McClune, Michael Walsch, Steve McPartland, Tracy Toscano, Doug Maczhan, James Reviczt, Kimberly Hatel; Danielle Munoz, Tim Scheg, Ken Everhardt, Melissa McLead, Michael Kenmel, Gila Thindley, Gina Hundley, Jamie McPherson, George Stephanos, Ron Barker, Shawn

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Fudmergy, John Pale, Roberta Cronquist, Esta Ho-Limawair, Jesus A. Sober.

Speaker slips submitted opposed to project by Len Berman, Tensesu Higgins, Joy Sunyata, Beulah Crosby, Phillip W. Crosby, Homer Barrs , Donna Fenter, Ginny Barrs, Gloria Hanson, Rick Fahmie.

Break from 10:35 to 10:50 and Lunch break 12:40 to 1:30

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT NO. 142570; ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, AND THE FINDING AND STATEMENT OF OVERRIDING CONSIDERATION; AND

RECOMMEND THE CITY COUNCIL ADOPT AMENDMENTS TO THE GENERAL PLAN AND THE NAVAJO COMMUNITY PLAN NO. 498721; AND

RECOMMEND THE CITY COUNCIL ADOPT THE REZONING ORDINANCE NO 586364; AND

RECOMMEND THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 498703; AND

RECOMMEND THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO. 498719; AND EASEMENT ABANDONMENT NO 589137 AS PRESENTED IN REPORT NO. PC-08-084. Second by Commissioner Golba. Passed by a vote of 4-1-2 with Commissioner NASLUND voting NAY and Commissioner Schultz and Smiley not present. Resolution No. 4456-PC

ADDITIONAL RECOMMENDATIONS:

WITH THE FOLLOWING TWO RECOMMENDATIONS

RECOMMENDATION NO. 1: THAT THE PROJECT SHALL MAINTAIN THE PROPOSED 10 PERCENT OF THE TOTAL RENTAL CONDOMINIUM UNITS ON-SITE FOR HOUSEHOLDS WITH AN INCOME AT OR BELOW 65 PERCENT AREA MEDIAN INCOME (AMI), AND THE PROPOSED 10 PERCENT OF THE TOTAL RENTAL CONDOMINIUM UNITS ON-SITE FOR MODERATE INCOME HOUSEHOLDS SHALL BE INCREASED TO 15 PERCENT FOR A TOTAL OF 25 PERCENT ON-SITE AFFORDABLE RENTAL CONDOMINIUM UNITS.

RECOMMENDATION NO. 2: THAT THE PROJECT SHALL INCLUDE A PHOTOVOLTAIC SYSTEM SUFFICIENT TO GENERATE THE PROPOSED COMMON USE AREA'S PROJECTED ENERGY CONSUMPTION.

SEPARATE ADVISORY MOTION:

A SEPARATE ADVISORY MOTION BY COMMISSIONER ONTAI FOR THE CITY COUNCIL TO LOOK INTO A POLICY THAT WOULD PRESERVE AFFORDABLE HOUSING AND SENIOR CITIZEN HOUSING AS PRIORITY OBJECTIVE FOR THE COMMUNITY PLAN UPDATES. Second by Commission Otsuji Passed by vote of 5-0-2 with Commissioner's Schultz and Smiley not present.

ITEM 8: *Continued to November 6, 2008:*

TORREY HILLS CENTER VET CLINIC – PROJECT NO. 148904
City Council District 1; Plan Area: Torrey Hills

Staff: Leslie Goossens

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO CONTINUE TO A DATE CERTAIN OF NOVEMBER 6, 2008. Second by Commissioner Golba. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present.

ITEM 9: ***PALLADIUM AT AERO – PROJECT NO. 148904**
City Council District 6; Plan Area: Kearny Mesa

Staff: John Fisher

Speaker slips submitted in favor of project by Gary Katz, Ted Shaw, Tobin Symmank, Marcela Escobar, Sam Kab, Kristen Byrne, Marc Moody, Robert Streza, Thomas Jirovsky, Wade Mains, John Kenney.

Speaker slips submitted opposed of project by Jay Robins, Traci Mitchell, Eric Flournoy, Jacqueline Ander, Doug Wescott, Cindy Moore, Matt Valenti, Linda Watts

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO CONTINUE TO A DATE CERTAIN OF OCTOBER 23, 2008. Second by Commissioner

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Golba. Passed by a vote of 5-0-2 with Commissioner's Ontai and Smiley not present.

ITEM 10: *Continued to October 16, 2008:*

***HILLEL OF SAN DIEGO STUDENT CENTER – PROJECT NO. 149437**
City Council District 1; Plan Area: La Jolla

Staff: Dan Stricker

Speaker slip submitted in favor of project by Lynne Heidel

Speak slip opposed to project by Alex Varon

COMMISSION ACTION:

MOTION BY COMMISSIONER GOLBA TO CONTINUE TO A DATE CERTAIN OF NOVEMBER 6, 2008. Second by Commissioner Otsuji. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present.

ITEM 11: ***MOUZAS RESIDENCE**
City Council District 2; Plan Area: Peninsula

Staff: Pete Lynch

Speaker slips submitted in favor of project by Gary Taylor, Alexander Mouzas, Lee Burdick.

Speaker slips submitted oppose to project by Steve Medley, John Comas

COMMISSION ACTION:

ITEM WAS TRAILED TO OCTOBER 23, 2008 DUE TO A LACK OF QUOROM.

ITEM 12: **CONDOMINIUM CONVERSIONS – FORESTALLING IMPROVEMENT - PROJECT NO. 1193**
City Council District All; Plan Area: Citywide

Staff: Dan Joyce

Speaker slips in favor of the project: Evelyn Heidelberg, Terry Moore, Gerald Hudec, Maggie Roland, Carol Thompson Miller, Good Steward Enterprises.

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Speaker slips submitted oppose to project by Joy Sunyata.

COMMISSION ACTION:

ITEM WAS TRAILED TO OCTOBER 23, 2008 DUE TO A LACK OF QUOROM.

ITEM 13: **VERIZON LAKE MURRAY – PROJECT NO. 100155**

Staff: Karen Lynch-Ashcraft

Speaker slip submitted in favor of the project by Shelly Kilbourn

No speaker slips submitted oppose to project

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THE ITEM TO A DATE CERTAIN OF NOVEMBER 13, 2008. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present.

ITEM 14: **VERIZON PADRE GOLD – PROJECT NO. 97765**

Staff: Karen Lynch-Ashcraft

Speaker slip submitted in favor of the project by Shelly Kilbourn

No speaker slips submitted oppose to project

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THE ITEM TO A DATE CERTAIN OF NOVEMBER 13, 2008. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present.

ITEM 15: **VERIZON REGENTS – PROJECT NO. 134881**

Staff: Karen Lynch-Ashcraft

Speaker slip submitted in favor of the project by Shelly Kilbourn

No speaker slips submitted oppose to project

COMMISSION ACTION:

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MOTION BY COMISSIONER OTSUJI TO CONTINUE THE ITEM TO A DATE CERTAIN OF NOVEMBER 13, 2008. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present.

ITEM 16: **AT&T – LA MIRAGE – PROJECT NO. 141324**
City Council District: 7; Plan Area: Tierrasanta

Staff: Alex Hempton

Speaker slip submitted in favor of the project by Shelly Kilbourn

No speaker slips submitted oppose to project

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE CONDITIONAL USE PERMIT NO. 593089 AS PRESENTED IN REPORT NO. PC-08-134. Second by Commissioner Ontai. Passed by a vote of 4-0 with Commissioner Smiley not present and Commissioner Griswold recusing.