

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 2, 2009
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:05a.m. Chairperson Naslund adjourned the meeting at 2:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present (left at 12:00 noon)
Vice-Chairperson Tim Golba- present
Commissioner Robert Griswold – not present
Commissioner Mary Lydon - present
Commissioner Gil Ontai –present (left at 1:45 pm)
Commissioner Dennis Otsuji - present
Commissioner Mike Smiley – present

Staff

Andrea Dixon, City Attorney – present
Mary Wright, Planning Department - present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department - present
Brenda Clark, Recorder - present
Susan Ramirez, Recorder-present
Stacie Maxwell, Recorder - present

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

Citizen Jim Schmidt spoke on affordable housing future.

ITEM - 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

Item #7 the Grant Residence to be continued, but staff is here and ready if it will be heard.

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

MOTION BY COMMISSIONER ONTAI TO PLACE ITEM #8 - 4214 34TH STREET TENTATIVE MAP – PROJECT NO. 125709 ON THE CONSENT AGENDA. Motion seconded by Commissioner Smiley. Motion passed by a vote of 6- 1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

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

Bill Anderson reporting the Barrio Logan Workshop for the Planning Commission is scheduled for April 16th. This will be our first workshop with the Planning Commission regarding Barrio Logan. We are about 50% into the process right now looking at alternatives that will be analyzed through technical studies and environmental analyses. It's a good point in the process for us to review the direction that we have been going through with the community and we look forward to that one.

Also, staff has been busy applying for grants lately with private development applicants. Developers in San Diego have submitted applications for the State Prop 1C transit oriented development and infrastructure programs. This was a major bond measure that voters approved a couple of years ago. This is the second round and the applications were submitted yesterday: 15th and Commercial; 9th and Broadway; Boulevard in North Park; Village at Market Creek and Cedar Gateway are the five projects that are submitted this round. As I recall, we were successful I believe on two or three applications during the last round and one project received about \$15/\$16 million through the combined program for infrastructure in Logan Heights.

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We also submitted the application with the private applicant for Prop 84 focused on Chollas Creek improvements and that was with the Jacobs Foundation. Recently we submitted an application for the CalTrans Transportation Planning Grants for National Avenue, Balboa Avenue, 30th Street, Mission Valley and Council added UCSD Bicycle Planning to that application. We will hear from them soon. We also should be hearing from Sandag regarding our smart growth application in about a month.

The Grantville stakeholders meeting is scheduled for Monday, April 13th at 6:00 pm at the Mission Valley Church of the Nazarene, 4750 Mission Gorge Place. That meeting will focus on 3D modeling of the land use alternatives so we can discuss the visual implications of the three development alternatives for the Grantville master plan area.

Commissioner Ontai asked if any of the grants, and it seems like there are a slue of grants here, are funded by the stimulus funds.

Bill Anderson replied: None of these are funded by the stimulus funds. We are expecting stimulus funds I know with CDBG about \$4 million and then also transportation, energy, water. There are many categories of stimulus funds, some that go through the jurisdiction, some that go through the State that are more competitive. We are waiting for the guidelines regarding those funds. We are certainly on top of working with San Dag and the State on positioning ourselves for those funds.

ITEM - 5: **COMMISSION COMMENT:**

NONE

ITEM – 6: **APPROVAL OF MINUTES FROM FEBRUARY 5, 2009;
FEBRUARY 19, 2009 AND MARCH 5, 2009.**

MOTION BY COMMISSIONER SMILEY TO APPROVE THE MINUTES OF FEBRUARY 5, 2009. Motion seconded by Commissioner Otsuji. Motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

MOTION BY COMMISSIONER OTSUJI TO APPROVE THE MINUTES OF FEBRUARY 19, 2009. Motion seconded by Commissioner Otsuji. Motion passed by vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

MOTION BY COMMISSIONER ONTAI TO APPROVE THE MINUTES OF MARCH 5, 2009. Motion seconded by Commissioner

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Otsuji. Motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

ITEM – 7: *Appeal of Staff Decision of January 16, 2009:*

GRANT RESIDENCE– PROJECT NO. 166204

Council District: 1 Plan Area: La Jolla

Staff: PJ Fitzgerald

Speaker slips in favor of project by Jay Heiser, Matt Peterson, and Reggie Reyes.

Speaker slips in opposition to project by Tom Fetter.

COMMISSION ACTION

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THIS PROJECT TO APRIL 16TH. This motion was not seconded.

MOTION BY COMMISSIONER SMILEY TO HEAR THE PROJECT TODAY. Motion seconded by Commissioner Golba. Motion passed by a vote of 5-1-1 with Commissioners Naslund, Golba, Lydon, Ontai and Smiley voting yea and Commissioner Otsuji voting nay, and Commissioner Griswold absent.

MOTION BY COMMISSIONER ONTAI TO DENY THE APPEAL AND APPROVE EXTENTION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 596078. Motion seconded by Commissioner Golba. Motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and with Commission Griswold absent.

Resolution No. – PC-4499

Break at 9:48 am to 9:56 am

ITEM – 8: *Continued from March 19, 2009:*

4214 34TH STREET TM – PROJECT NO. 125709

Council District: 3 Plan Area: Mid-City Communities

Staff: Paul Godwin

Speaker slips in favor of project by Ryan Post

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No speaker slips in opposition to project.

COMMISSION ACTION

MOTION BY COMMISSIONER ONTAI TO PLACE ITEM #8 ON CONSENT AGENDA. Motion seconded by Commissioner Smiley. Motion passes by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

Resolution No. – PC-4502

ITEM – 9: ***BLACK MOUNTAIN RANCH NORTH VILLAGE – PROJECT NO. 142244**

Council District: 1 Plan Area: Black Mountain Ranch

Staff: John Fisher

Speaker slips in favor of project by Pat Caughey, Fred Maas, Donna Jones, Dann Mallec, Tim Murphy, Ray Wong, Steve Silverman, William Dumka.

Speaker slips in opposition to project by William Diehl, Everett Delano, Paul A. Szymanski.

COMMISSION ACTION

MOTION BY COMMISSIONER LYDON TO RECOMMEND CITY COUNCIL CERTIFY ADDENDUM NO. 142244 TO EIR NO. 96-7902 AND ADOPT THE STATEMENTS OF OVERRIDING CONSIDERATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND TO ADOPT THE REZONE AND TO APPROVE SUBAREA PLAN AMENDMENT, STREET AND EASEMENT VACATION, VESTING TENTATIVE MAP, PLAN DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT. Motion was seconded by Commissioner Smiley. Motion passed with by a vote of 40- 3 with Commissioners Golba, Lydon, Smiley and Otsuji voting yea and Commissioners Griswold and Ontai absent and Commissioner Naslund recusing.

Resolution No. – PC-4501

Item #10 heard out of sequence, after Item #7.

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ITEM – 10: ***5TH AMENDMENT TO CENTRAL IMPERIAL
REDEVELOPMENT PLAN – PROJECT NO. 126095**

Council District: 4 & 8

Plan Area: Encanto Community of
Southeastern Community Plan Area,
Skyline-Paradise Hills

Staff: Myles Pomeroy

Speaker slips in favor of project by John Seymour, Robert Ito, Dwayne Crenshaw, Jennifer Vanica, Chip Buttner, Norma Chepa, Anastacio Castillo, Charles Davis, Steve Laub, Bennett Greenwold, Elaine Kennedy, Kathleen Macleod, Joseph Moore, Arnulfo Juarez, Abour-Rahion Hameed.

Speaker slips in opposition to project by Reynaldo Pisanio, James Justus.

COMMISSION ACTION

MOTION BY COMMISSIONER ONTAI THAT PLANNING
COMMISSION RECOMMENDS TO THE CITY COUNCIL THAT WE:

REVIEW AND CONSIDER THE ENVIRONMENTAL IMPACT
REPORT AND MAKE ITS FINDINGS OF FACT AND STATEMENT
OVERRIDING CONSIDERATIONS AND ADOPT THE MITIGATION,
MONITORING AND REPORTING PROGRAM;

APPROVE AMENDMENTS TO THE GENERAL PLAN,
SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AND
SKYLINE-PARADISE HILLS COMMUNITY PLAN;

UNDER THIS MOTION, WE HAVE THE ASSURANCE THAT STAFF
WILL COME BACK AND GIVE US THEIR CEQA
RECOMMENDATIONS AND ANALYSES ON THE FIRST TWO
ITEMS AT SOME LATER DATE;

ADOPT AMENDMENTS TO THE LAND DEVELOPMENT CODE,
ADOPT REZONES, FIND THAT THE FIFTH AMENDMENT IS IN
CONFORMANCE WITH THE FOLLOWING DOCUMENTS: THE
GENERAL PLAN, SOUTHEASTERN SAN DIEGO COMMUNITY
PLAN AND THE SKYLINE-PARADISE HILLS COMMUNITY PLAN.

THE TWO PARCELS IN THE... THE SECOND CHANCE PARCEL
AND THE BLACK CONTRACTORS ASSOCIATION PARCEL
WOULD BE DEFERRED AND NOT AGREE TO DENY THE
CHANGE IN LAND USE ON THE WILLIE JAMES JONES PARCEL
AND MOVE FORWARD WITH THE SEDC RECOMMENDATIONS
FOR THAT.

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Motion seconded by Commissioner Golba. Motion passes by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba votine yea and with Commissioner Griswold absent.

Resolution No. – PC-4500

Break for Lunch at 12:09 pm and resumes at 1:00 pm and Vice-Chair Commissioner Golba will conduct the Planning Commission meeting for Chair Commissioner Naslund.