

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 9, 2004  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Lettieri at 9:02 a.m. Chairperson Lettieri adjourned the meeting at 5:35 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-present  
Vice-Chairperson Barry Schultz-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-present  
Betsy McCullough, Planning Department-not present  
Mary Wright, Planning Department-present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**  
Item No. 11, Del Cerro Heights Upper Gate was withdrawn.  
Item No. 17, Oyster Shell was continued to January 13, 2005.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 12, 13, 14 and 16 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Coleen Clementson reported that information will be made available to the Commissioners for the Large Retail Ordinance. A workshop will be scheduled in February, 2005 on Economic Prosperity.

ITEM-5: **COMMISSION COMMENT:**  
Commissioner Chase made a holiday announcement regarding the symphony's sing-along which will be held in Carlsbad on Sunday, December 12, 2004.

ITEM-6: **APPROVAL OF THE MINUTES OF NOVEMBER 18, 2004:**

**COMMISSION ACTION:**

These minutes were trailed to December 16, 2004 for Park & Recreation staff to bring back a resolution on the Initiation of the Balboa Park Master Plan.

ITEM-7: **SOUTHGATE CONDOMINIUM CONVERSION – PROJECT NO. 32312 – CONTINUANCE FROM SEPTEMBER 30, 2004 PLANNING COMMISSION HEARING.**

Will Zounes submitted a memo outlining information regarding tenant relocation assistance and affordable housing and gave the status of this project since it was last heard at the Planning Commission hearing.

Testimony in favor by Matt Peterson.

Testimony in opposition by Richard Helwith, T.J. Crew, Rosalie Leon, Dora Sanchez, Mario Lopez and Catherine Rodmen.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO CONTINUE TO FEBRUARY 3, 2005 AND COME BACK WITH THE FOLLOWING:

1. CITY ATTORNEY OPINION ON NOTICING ADEQUACY.
2. HAVE THE APPLICANT AND THE REPRESENTATIVES OF THE TENANTS MEET TO DISCUSS FINANCING, SEQUENCING OF NOTICING AND THE POTENTIAL OF RELOCATION.
3. EXPLORE OPTIONS DEALING WITH PARTIAL MAINTENANCE AS RENTAL UNITS AND THE REMAINDER AS CONDOMINIUMS.
4. RESPONSES TO THE HOUSING ELEMENT QUESTIONS TO ASSURE THAT A CONSISTENCY WITH THE GENERAL PLAN IS NOT AN ISSUE.

Second by Ontai. Passed by a 6-0 vote with Commissioner Chase not participating

ITEM-8: **CONSIDERATION OF A REQUEST FOR EXTENSION OF CONDITIONAL USE PERMIT 86-0955 FOR THE NEIL GOOD DAY CENTER LOCATED AT 299 17<sup>TH</sup> STREET – PROCESS FOUR. (CONTINUED FROM OCTOBER 21, 2004).**

Brad Richter provided an update of this project since the last hearing on October 21, 2004.

Testimony in favor by Ernie Linares, Gary Smith, and Lindsay Erickson.

Testimony in opposition by Gary Hill, Mary Kelly, Mitchell Berner, Leslie Wade and Michael Madigan.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO DECEMBER 16, 2004 TO ALLOW TIME TO REVIEW REVISED CONDITIONS AND PROPOSED CHANGES BY THE EAST VILLAGE ASSOCIATION AND BRING BACK TO THE COMMISSION. Second by Schultz. Passed by a 5-0 vote with Commissioners Steele and Ontai recusing.

**ITEM-9: NTC RESORT HOTEL - PROJECT NO. 19139**

P. J. Fitzgerald gave an update on the status of this project which was continued from November 4, 2004 to allow staff and the applicant to review and research a number of issues and information requests by the Commission.

Testimony in favor by Allen Haynie, Wayne Rafflesberger, Marc Kasky, Mark Stevens, and Angelika Villagrana.

Testimony in opposition by Cynthia Conger, John McNab, Maggie Valentine and Kathleen Blavatt.

Public testimony was closed.

**COMMISSION ACTION:**

Motion by Ontai to approve staff's recommendations as outlined in Report to the Planning Commission No. PC-04-158. Second by Garcia. Failed by a 3-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz and Commissioners Steele and Otsuji recusing.

Motion by Garcia to deny staff's recommendations. Second by Ontai. Failed by a 3-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz and Commissioners Steele and Otsuji recusing.

MOTION BY CHASE TO CONTINUE TO DECEMBER 16, 2004 TO GET AN EXPLANATION ON BUILDING 623 AND WHY THE PUBLIC IS NOT GETTING ACCESS TO THE 33,000 SQUARE FEET, AND WHAT THE PARKING IS ACTUALLY BASED UPON. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Steele and Otsuji recusing.

**ITEM-10: ALPHA STREET INDUSTRIAL VILLAGE - PROJECT NO. 4805.**

Sandra Teasley presented Report to the Planning Commission No. PC-04-165.

No one present to speak on this matter.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 7-0 vote.

ITEM-11: **SARANAC STREET TENTATIVE MAP - PROJECT NO. 31652**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-202. Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-12: **44<sup>th</sup> STREET TENTATIVE MAP – PROJECT NO. 34798.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-195. Second by Chase. Passed by a 7-0 vote.

ITEM-13: **OHIO STREET TENTATIVE MAP – PROJECT NO. 30056**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-196. Second by Chase. Passed by a 7-0 vote.

ITEM-14: **ALABAMA STREET TENTATIVE MAP – PROJECT NO. 31993.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-197. Second by Chase. Passed by a 7-0 vote.

**ITEM-15: GRAMERCY DRIVE TENTATIVE MAP – PROJECT NO. 38912.**

Helene Deisher presented Report to the Planning Commission No. PC-04-210.

Testimony in opposition by Cindy Moore and Jacquelin Ander.

No one present to speak in favor.

Public testimony was closed.

**COMMISSION ACTION:**

**MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS.**

Second by Ontai. Passed by a 4-2 vote with Vice-Chairperson Schultz and Commissioner Chase voting nay and Commissioner Steele not present.

**ITEM-16: QUALCOMM BUILDING “O” – PROJECT NO. 38450.**

**COMMISSION ACTION:**

**CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-211, AS WELL AS THE ADDED CONDITION NO. 10 READ INTO THE RECORD BY STAFF REGARDING THE BUS STOP. Second by Chase. Passed by a 7-0 vote.**

**ITEM-17: OYSTER SHELL – PROJECT NO. 5397**

**COMMISSION ACTION:**

**MOTION BY GARCIA TO CONTINUE TO JANUARY 13, 2005 DUE TO A NOTICING/DOCKET LANGUAGE INCONSISTENCY. Second by Ontai. Passed by a 7-0 vote.**

ITEM-18      **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE SERRA MESA COMMUNITY PLAN TO INCLUDE A STREET CONNECTION BETWEEN PHYLLIS PLACE AND FRIARS ROAD IN THE CIRCULATION ELEMENT (QUARRY FALLS). PROJECT NO. 9386.**

Leslie Henegar presented Report to the Planning Commission No. PC-04-209.

Testimony in favor by Tom Sudberry.

Testimony in opposition by Don Knoell, Martin Nilsen, Cindy Moore, Jacquelin Ander, and Dicken Hall.

Public Testimony was closed.

**COMMISSION ACTION:**

Motion by Ontai to approve the initiation. Second by Schultz. Failed by a 2-2 vote with Chairperson Lettieri and Commissioner Chase voting nay and Commissioners Garcia, Steele and Otsuji recusing.

Motion by Chase to deny the initiation. Second by Schultz. Failed by a 3-1 vote with Commissioner Ontai voting nay with Commissioners Garcia, Steele and Otsuji recusing.

**MOTION BY SCHULTZ TO DENY THE INITIATION.** Second by Ontai. Passed by a 4-0 vote with Commissioners Garcia, Steele and Otsuji recusing..

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:35 p.m.