

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 10, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Schultz at 9:02 a.m. Vice-Chairperson Schultz adjourned the meeting at 6:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson-vacant
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
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Gary Halbert, Development Services-present
Douglas Humphreys, Deputy City Attorney
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, 15 and 16 were continued to March 3, 2005 at the request of staff.

Linda Colley and Sheri Lightner requested that Item No. 17, Hillel be continued in an effort to arrange for a shared parking agreement between Hillel and the community.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
Items No. 10, 13 and 14 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:
Gail Goldberg advised that the "Friends of San Diego Architecture" held a competition for designs of companion units; this included the current regulations at the City and these are on display at the Mission Valley Library.

Coleen Clementson advised that the joint workshop between LU&H has been rescheduled to March 9, 2005. An early release of this report will be available to the Commissioners this week. At this workshop a discussion on condominium conversions will be held as well. Vice-Chairperson Schultz requested a list of issues raised by the Planning Commission on condo conversions for discussion to be sure we will make this as beneficial as possible. Staff was also requested to notice as many community members interested as possible for the benefit of their input at this workshop. Commissioner Chase also requested that in regard to Affordable Housing that staff include information on the collection and use of in-lieu fees.

Ms. Clementson also advised that on March 10th the Planning Commission will be having a workshop on Economic Prosperity.

ITEM-5: COMMISSION COMMENT:
Commissioner Chase expressed concerns regarding weekly repetitive noticing errors for condominium conversions.

ITEM-6: APPROVAL OF THE MINUTES OF JANUARY 27, 2005.**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THESE MINUTES. Second by Otsuji.
Passed by a 6-0 vote

ITEM-7: *PENINSULA YMCA – PROJECT NO. 1606.

P.J. Fitzgerald presented Report to the Planning Commission No. PC-05-032.

Testimony in opposition by Cynthia Conger, Juliet Hendrix, Bill Robbins and Erin Robbins.

Testimony in favor by Robert Vacchi, Mark Winkler, David Crawford, Rob Sauvajot, Bridget Wear and Dorothea Burgess.

Public testimony was closed.

COMMISSION ACTION:

Motion by Otsuji to approve staff's recommendations with the condition that a written agreement be made with the San Diego Unified School District for a parking management program and that there be supervised parking so that these parking lots can be used to accommodate the impact of these cars. Also, it was recommended that the applicant provide a shuttle between these parking lots and the YMCA, especially for peak events. It was also requested that YMCA members be mandated to use the designated parking lots only and not park outside these lots. Second by Ontai. Failed by a 3-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz and Commissioner Steele recusing.

MOTION BY CHASE TO CONTINUED TO MARCH 3, 2005 TO BRING BACK THE FOLLOWING INFORMATION: CLARIFICATION OF THE JOINT USE OF THE PARK AND HOW THAT IS OPERATING; SHARED PARKING AGREEMENTS; PARKING AND TRAFFIC MANAGEMENT PLAN, WHAT ARE THE EXISTING CONDITIONS AT THE SCHOOL, HOW MANY SPACES DO THEY HAVE, WHAT IS THE USAGE IN THE MORNING AND EVENING, WHAT AFTER SCHOOL ACTIVITIES DO THEY HAVE; STREET PARKING, HOW MANY SPACES AND AN ASSESSMENT FROM THE CITY ON THE IMPACT ON THE NEIGHBORHOODS AND HOW CAN THIS PARKING BE ENFORCED.

Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioner Steele recusing.

ITEM-8: MONTECITO POINT TENTATIVE MAP – PROJECT NO. 10274.

Michelle Sokolowski presented Report to the Planning Commission No. PC-04-216.

Testimony in favor by Walter Schwerin.

Testimony in opposition Adrian Kwiatkowski and Kathi Bernbaum.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS WHICH INCLUDES THE APPLICANT'S LETTER DATED DECEMBER 2, 2004 TO UNDERGROUND, AS WELL AS PROVIDE RELOCATION BENEFITS STATED. Second by Ontai. Passed by a 6-0 vote.

ITEM-9: BIARRITZ TENTATIVE MAP AND SITE DEVELOPMENT PERMIT - PROJECT NO. 34029.

Firouzeh Tirandazi presented Report to the Planning Commission No. PC-05-035.

Testimony in favor by Renzo Zecchetto and Hehran Saberi.

Testimony in opposition by Sherman Mendoza.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF RECOMMENDATIONS WITH THE CONDITION THAT THE APPLICANT AGREES AS PART OF THE TRANSPORTATION MANAGEMENT PLAN TO ALLOW CONSTRUCTION PARKING AT THE SOUTHEAST CORNER OF 5TH AND THORN TO THE EXTENT THAT THEY CONTROL THAT SITE, AND EXTEND THE CENTER MEDIAN ON 6TH AVENUE . Second by Garcia. Passed by a 5-0 vote.

ITEM-10: **PARK BOULEVARD TENTATIVE MAP – PROJECT NO. 37221.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-036. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-11: **RILEY STREET TENTATIVE MAP - PROJECT NO. 23754.**

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MARCH 3, 2005 AT THE REQUEST OF STAFF. Second by Otsuji. Passed by a 6-0 vote.

ITEM-12: **DOTI POINT RESIDENTIAL DEVELOPMENT – PROJECT NO. 1481.**

Sandra Teasley presented Report to the Planning Commission No. PC-05-038.

Testimony in favor by: Jo MacKenzie and Kevin Stephens.

Testimony in opposition by Cynthia Romero, Calvin Martin and Guy Preuss.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO APRIL 14, 2005 AT 1:30 P.M. FOR THE FOLLOWING:

PROVIDE AN ALTERNATIVE THAT SHOWS A REDUCTION OF LOTS IN ORDER TO REDUCE THE HEIGHT OF ALL THE RETAINING WALLS AND THE GRADING ISSUES.

PROVIDE A VARIATION IN THE FACADE ON THE WEST SIDE OF THE HOMES SO THERE IS NOT A BLANK WALL FACING THE EXISTING NEIGHBORHOOD.

REGARDING LOT DEPTH DEVIATION - LOOSEN UP THE LOTS AND PROVIDE LARGER SIDE YARDS IF THERE ARE NO BACK YARDS.

PROVIDE GOOD INFILL PROJECTS IN ORDER TO SUPPORT INFILL.

PROVIDE CROSS SECTIONS, LONGITUDINALLY OF ALL THE WALLS SO THERE IS AN UNDERSTANDING OF WHAT THIS WILL LOOK LIKE.

WHAT ARE THE REQUIREMENTS FOR THE HOME OWNERS ASSOCIATION THAT CAN BE USED TO ASSURE MAINTENANCE OF THE PARK AND OPEN SPACE.

PROVIDE SOMETHING OTHER THAN A CHAIN LINK FENCE ALONG THE SOUTH SIDE OF THE DEVELOPMENT.

PROVIDE AN EXPLANATION OF THE OPEN SPACE REQUIREMENTS IN THE PIRD.

PROVIDE GUEST PARKING TO OFFSET FOR THE PARKING LOST ACROSS THE STREET.

PROVIDE A RE-VEGETATION AND RESTORATION PLAN THAT IS ACCEPTABLE FOR THE NON-BUILDABLE SLOPE.

PROVIDE A DETAIL ON THE RETAINING WALLS. RECOMMEND THAT THE WALLS BE STEPPED DOWN AND PLANTABLE.

Second by Chase. Passed by a 6-0 vote.

ITEM-13: **34th STREET TENTATIVE MAP – PROJECT NO. 45141**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-039. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-14: **WABASH TENTATIVE MAP - PROJECT NO. 45931.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-040, AS WELL AS THE CHANGE TO THE DRAFT CONDITION READ INTO THE RECORD BY STAFF REGARDING ON-SITE AFFORDABLE HOUSING ELEMENT AS PART OF THE PROJECT. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-15: **NORTH AVENUE TENTATIVE MAP - PROJECT NO. 48837.**

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MARCH 3, 2005 AT THE REQUEST OF STAFF. Second by Otsuji. Passed by a 6-0 vote.

ITEM-16: **CHIN TENTATIVE MAP – PROJECT NO. 49456.**

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MARCH 3, 2005 AT THE REQUEST OF STAFF. Second by Otsuji. Passed by a 6-0 vote.

ITEM-17: **HILLEL OF SAN DIEGO – PROJECT NO. 6098.**

Bob Korch presented Report to the Planning Commission No. PC-05-004.

Testimony in favor by Lynne Heidel, Rabbi Lisa Goldstein, Dave Sorenson, Bob Lapidus, Neal Singer, Jennifer Ayala, Michael Breslaver, Barbara Haworth, Carolyn Lertzman, Paul Datnow, Jane Scher, Andrew Breskin, Manijeh Breskin, Jacob Rupp, Keri Copano, Keylyn Helmer, Michael Winick, David Reed, Jason Nathanson and Cathy Jo Cozen.

Testimony in opposition by Sherri Lightner, Joanne Pearson, Marvin Cohen, Ross Starr, Linda Colley, Jessica Attiyeh, Catherine Douglass, Penelope Bourk, Alexander Varon, Peter Friedman, Gregory Salmon, Mary Coakley, Gale Spicher, David Cooper, Sally Buffington, John Schmidt, Sally Miller, Helen Buyden, Jim McCoy, Sue Moore, Patricia Granger, Gabriel Rebeiz, Karen Boger, and Dan Courtney.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to recommend to the City Council that they deny staff's recommendations. No second.

MOTION BY CHASE TO CONTINUE TO MARCH 3, 2005 FOR THE FOLLOWING:

BRING BACK A DETAILED PARKING AND TRANSPORTATION DEMAND MANAGEMENT PROGRAM ;

PROVIDE AN OCCUPANCY MANAGEMENT PLAN.

PROVIDE INFORMATION REGARDING THE SHARED PARKING AGREEMENTS;

REVISE FINDING NO. 5, PAGE 6 OF 9 REGARDING THE MONITORING OF PARKING SITUATIONS. THE CITY SHOULD NOT BE THE AGENCY MONITORING THE PARKING. STAFF TO PROVIDE WHO WILL MONITOR THIS AND HOW IT WILL BE MONITORED.

PROVIDE WRITTEN ANSWERS TO SHERRI LIGHTNER'S QUESTIONS LISTED IN THE BOOKLET SHE DISTRIBUTED AT THIS HEARING.

Second by Garcia. Passed by a 5-0 vote with Commissioner Steele recusing.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 6:00 p.m.