

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 24, 2005  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Schultz at 9:02 a.m. Chairperson Schultz adjourned the meeting at 3:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-not 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  
William Witt, 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:**  
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 9, 10, 14, 17, 18 and 19 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Mike Westlake announced that the Development Services Department will be sponsoring a series of workshops on Condo Conversions with several groups over the next few weeks.

ITEM-5: **COMMISSION COMMENT:**  
Vice-Chairperson Garcia announced that the local chapter of the APA is holding their annual awards program and applications are available on their web site.

The third annual Golden Footprint award is being held on February 24<sup>th</sup> by Walk San Diego to honor community groups and agencies who promote "walkability" in the City. It will be held in the Hillcrest area.

Chairperson Schultz added the in-lieu fee to the list of issues to be discussed at the condo conversion workshop with LU&H.

ITEM-6: **APPROVAL OF THE MINUTES OF FEBRUARY 3, 2005.**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF FEBRUARY 3, 2005. Second by Garcia. Passed by a 5-0 vote with Commissioner Ontai recusing.

**APPROVAL OF THE MINUTES OF FEBRUARY 10, 2005.**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF FEBRUARY 10, 2005. Second by Garcia. Passed by a 6-0 vote.

**ITEM-7: INITIATION –COMMUNITY PLAN AMENDMENT – VILLA COSTA VISTA**

Bernie Turgeon presented Report to the Planning Commission No. PC-05-094.

Testimony in opposition by Frisco White, Jan Fuchs, Ken Farinsky, Zena Hendrick, Mark Hendrick, Bob Trettin, Dick Semerdjian, Bill Carpenter, Marco Gonzalez and Andrew Wilson.

Testimony in favor by Matt Peterson and Myles Cooper.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO DENY THE INITIATION BASED ON THE FOLLOWING: ANY ZONING BOUNDARY SHIFTS SHOULD BE MINOR IN NATURE AND DONE TO PROTECT THE ENVIRONMENT AND NOT EXPAND THE DEVELOPMENT OPPORTUNITY IN EITHER AREA OR ALLOWABLE DENSITY; EQUESTRIAN PROPOSAL IS INCONSISTENT WITH THE ZONE OR ANY ZONE THAT THE CITY MIGHT WANT TO APPLY; DISCREPANCIES IN THE MAPPING AREAS. Second by Chase. Passed by a 6-0 vote.

**ITEM-8: LOGAN HEIGHTS FAMILY HEALTH CENTER - PROJECT NO. 9811.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-028. Second by Chase. Passed by a 6-0 vote.

**ITEM-9: REED AVENUE TENTATIVE MAP - PROJECT NO. 46870.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-049. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase noting nay.

ITEM-10: **SAMUEL FOX BUILDING TENTATIVE MAP – PROJECT NO. 36122.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-034. Second by Chase. Passed by a 6-0 vote.

ITEM-11: **EUCLID AVENUE TENTATIVE MAP - PROJECT NO. 44699.**

No staff presentation was given.

No one was present to speak to this item.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-044. Second by Otsuji. Passed by a 6-0 vote.

ITEM-12: **30<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 33753.**

No staff presentation was given.

No one was present to speak to this item.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-045. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-13: **4120 KANSAS TENTATIVE MAP – PROJECT NO. 35939**

No staff presentation was given.

No one was present to speak to this item.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-050. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-14: **GARNET CONDO CONVERSION - PROJECT NO. 41145.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-050. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-15: **INITIATION – COMMUNITY PLAN AMEMMDNMENT - RANCHO PENASQUITOS – CRESTA BELLA**

Sara Osborn presented Report to the Planning Commission No. PC-05-051.

Public testimony in favor by Ken Lounsberry.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE INITIATION. Second by Ontai. Passed by a 6-0 vote.

ITEM-16: **PENASQUITOS WEST - PROJECT NO. 2266.**

Patricia Grabski presented Report to the Planning Commission No. PC-05-052 and read corrections into the record for deviations No. 2, 3 and 26.

Testimony in favor by Jimmy Ayala and Sandi Burgoyne.

Testimony in opposition by Elio Oikawo.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY OTSUJI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Garcia. Passed by a 5-0 vote with Commissioner Steele recusing

ITEM-17: **OLIVER AVENUE TENTATIVE MAP – PROJECT NO. 48853.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-053. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-18: **CADIZ STREET TENTATIVE MAP – PROJECT NO. 53073**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-055. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-19: **GATEWAY FAMILY APARTMENTS – PROJECT NO. 28813.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-085. Second by Chase. Passed by a 6-0 vote.

**ITEM-20: ANDALUCIA TENTATIVE MAP – PROJECT NO. 52273.**

John Fisher presented Report to the Planning Commission No. PC-05-043.

Michael Aimola was present to answer questions.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

**MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS.**  
Second by Chase. Passed by a 5-0 vote with Chairperson Schultz recusing.

**ITEM-21: VILLA PARAISO – PROJECT NO. 3637.**

John Fisher presented Report to the Planning commission No. PC-05-054.

Public testimony in favor by Michael Beck, Jan Fuchs, Mark Linman and Doug Willis.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

**MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF’S RECOMMENDATIONS WITH THE INCLUSION OF THE LANGUAGE PROVIDED BY THE SAN DIEGUITO RIVER VALLEY IN THEIR FEBRUARY 18, 2005 LETTER SUBMITTED AT THIS HEARING. ADDITIONAL LANGUAGE FOR LIGHTING TO BE ADDED TO READ: “LIGHTING SHALL BE SHIELDED SO THAT IT DOES NOT FALL INTO THE MANUFACTURED WETLANDS”. Second by Garcia. Passed by a 4-1 vote with Commissioner Otsuji recusing and Commissioner Chase voting nay.**

The Planning Commission meeting was adjourned by Chairperson Schultz at 3:00 p.m.