

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 28, 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 9:20 a.m. Chairperson Schultz adjourned the meeting at 5:15 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-not present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-present  
Mary Wright, Planning Department-present  
Bob Manis, Planning Department-not present  
Gary Halbert, Development Services-present  
Marcela Escobar-Eck, Development Services-not present  
Doug Humphreys, Deputy City Attorney-not present  
William Witt, Deputy City Attorney-present  
Linda Lugano, Recorder-present

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
Comment by Larry Marshall regarding condo conversions, particularly in the Centre City downtown area.

Joy Sunyata commented on the new Public Library.

**ITEM-2: REQUESTS FOR CONTINUANCE:**  
It was requested that Items No. 12 and 18 be continued to June 9, 2005 at the request of staff as the Community Planning Groups have not made their recommendations to date. It was also requested that Item No. 6, San Diego Health & Faith Alliance be continued at the request of Matthew Packard for additional information sessions in the community. After some discussion it was determined that this item would be heard at this hearing.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 11, 13, 14, 17, 19, 20 and 21 were placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT:**  
Gail Goldberg informed the Commission of the budget hearing to be held this coming Monday in District 4, at the Martin Luther King Center.

Coleen Clementson's niece, Emily Schabarum gave a brief report on the draft General Plan update.

**ITEM-5: COMMISSION COMMENT:**  
Commissioner Chase reminded everyone of the upcoming Earth Day to be held on May 1, 2005.

**ITEM-6: SAN DIEGO HEALTH & FAITH ALLIANCE – PROJECT NO. 29545**

Sandra Teasley presented Report to the Planning Commission No. PC-05-166.

Testimony in favor by Dr. Margaret McCahill, Matthew Packard, Rose Marie Lozano, Sr. Margaret Castro, Leslie Cooper-Hooker, Rev. Gilbert Gentile, Margaret Stevenson, Grover Diemert, Derryl Williams, Manuel Gonzalez, Kathleen MacLeon, Greg Morales, Richard Barrera, Jackie Meshak, Dwayne Crenshaw, Alfredo Cortez, James Hooker, Monica Oliveri, Mercedes Montes, Leticia Banales, Bonnie Cotton, Luisa Young, Jo Boro, Dr. Maxine Sherard,

Marissa Acierto, Kim Dao, Theresa Quiroz, Ed Cramer, Ian Trowbridge, Mateo Camarillo, Carmen Samuels, and Maria Matsuda.

Testimony in opposition by: Gwendolyn Hanley-Pamplin, Michael Owens, Domingo Tate, Ruthie Mitchell, Bertha Petty, Vina Phelps, Judy Whitaker, Matthew Jackson, C. Barton, Albert Phelps, Cecelia Smith, Joyce Sanders, Fonzie Thomas, Inez Aldridge, William Scott, Ivy Williams, James Williams, Cheryl Blou, Andrea Hethery, Angela Harris, Jewell Hooper, Stanley Gentry, Kathy Davis, Diana Petty, and Bruce Williams.

Public testimony was closed.

**COMMISSION ACTION:**

Motion by Ontai to approve the permit. Second by Chase. Failed by a 2-3 vote with Commissioners Griswold, Otsuji and Chairperson Schultz voting nay and Commissioner Steele recusing, and Vice-Chairperson Garcia not present.

MOTION BY OTSUJI TO CONTINUE TO JUNE 9, 2005 AND COME BACK WITH INFORMATION ON THE FOLLOWING:

THE SCOPE OF THE PROJECT – ALL SERVICES THAT WILL BE PROVIDED.

HOW THE FACILITY WILL BE MANAGED UNTIL THE YEAR 2020.

AMOUNT OF SQUARE FOOTAGE.

WHAT WILL BE SURROUNDING THIS SITE IN THE FUTURE.

WHAT IS THE PUBLIC BENEFIT.

OVER CONCENTRATION OF FACILITIES IN THE AREA.

INCIDENT REPORT ON THE CITY HEIGHTS SITE.

IS ST. RITA'S GOING TO LEAVE THIS LOCATION. WHAT ARE THE DIOCESE'S SHORT AND LONG TERM PLANS.

A REVIEW PERIOD FOR THE USE, OR A SHORTER PROCESS ON A TRIAL BASIS.

COMMUNICATE WITH THE EUCLID HEALTH CENTER ABOUT SPECIFIC DOLLAR AMOUNTS AND SQUARE FOOTAGE BUT ACKNOWLEDGE THAT THE APPLICANT WANTS A CHURCH LOCATION.

Second by Chase. Passed by a 4-1 vote with Commissioner Ontai voting nay, Commissioner Steele recusing and Vice-Chairperson Garcia not present.

**ITEM-6A: ALEXANDRIA TECHNOLOGY CENTER – PROJECT NO. 6655.**

Tim Daly presented Report to the Planning Commission No. PC-05-082 and read revised conditions into the record as submitted at this hearing.

Speaker slips submitted in favor to respond to questions only by Philip Pape, Vin Ciruzzi and Jennette La Quire.

Public testimony was closed.

**COMMISSION ACTION:**

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

Second by Griswold. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia not present.

**ITEM-7: MURRAY CANYON APARTMENTS – PROJECT NO. 5700 .**

Patricia Grabski presented Report to the Planning Commission No. PC-05-180.

Testimony in favor by Lynne Heidel, Michael LaBarre, Linda Kaufman, Dan Dement, Allen Jones, Karen Rugels, Amber Eckert, Bruce Warren, John Gordon, Eve Hager, and Debby Boyd.

Testimony in opposition by Cindy Moore, Susan Raines, Jacqueline Ander, Mary Jean Johnson, and George Wolfe.

Public testimony was closed.

**COMMISSION ACTION:**

**MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING:**

**INCLUDE REVISED LANGUAGE AS SUBMITTED IN THE *REVISED* ERRATA SHEET BY STAFF WITH THE ADDITION OF "IF NEEDED" IN CONDITION NO. 83 REFERRING TO THE SIGNALIZED INTERSECTION AT MURRAY RIDGE ROAD; TO READ:**

83. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL BE REQUIRED TO DEPOSIT \$140,000 INTO A TRUST ACCOUNT RESTRICTED FOR THE PURPOSE OF CONSTRUCTING A SIGNALIZED INTERSECTION AT MURRAY RIDGE ROAD AND MISSION CENTER ROAD OR ANY OTHER TRAFFIC IMPROVEMENTS **IF NEEDED** IN THE VICINITY.

CONDITION NO. 85 AS REVISED, TO READ:

85. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT SHALL BE REQUIRED TO ASSURE BY PERMIT AND BOND THE RE-STRIPING OF THE 64 FEET CURB TO CURB IN AN 84 FOOT RIGHT OF WAY PORTION OF MURRAY RIDGE ROAD BETWEEN MISSION CENTER ROAD AND I-805/MURRAY RIDGE ROAD NORTHBOUND RAMPS. THE RE-STRIPING SHALL INCLUDE PARKING LANES IN EACH DIRECTION, BIKE LANES IN EACH DIRECTION, DRIVING LANES IN EACH DIRECTION, AND A CENTER LANE. .

ALLOW FOR A TRAFFIC SIGNAL AT THE PROJECT ENTRANCE WITH THE RIGHT TO REMOVE IT AT A LATER TIME IF THERE'S ANY DEVELOPMENT OF THE QUARRY FALLS SITE.

IF APPROVED AS APARTMENTS, NOT ALLOW FOR A TENTATIVE MAP TO CONVERT TO CONDOS AT A FUTURE POINT IN TIME.

REQUEST THE APPLICANT MAKE A GOOD FAITH EFFORT TO WORK OUT THE IN-LIEU ISSUE.

CONDITION NO. 77 BE REVISED TO REQUIRE THE APPLICANT TO WORK WITH QUARRY FALLS TO MAKE THIS CONNECTION; TO READ:

77. IN THE FUTURE WHEN A STREET, ALLEY OR OTHER VEHICULAR, OR PEDESTRIAN ACCESS IS CONSTRUCTED ALONG THE EAST PROPERTY LINE BY THE ADJACENT PROPERTY OWNER, THE MURRAY CANYON APARTMENT PROJECT SHALL PROVIDE AN EAST-WEST CONNECTION TO THAT VEHICULAR OR PEDESTRIAN ACCESS, INCLUDING THE EXTENSION OF THE EAST-WEST WALKWAYS AND THE CONSTRUCTION OF A SIDEWALK OR PEDESTRIAN PATH TO FUTURE MISSION VALLEY ROAD. VEHICULAR ACCESS THROUGH THE PROJECT AT THE LOCATION MAY BE GATED TO PRECLUDE THROUGH TRAFFIC. PUBLIC PEDESTRIAN ACCESS MUST BE MAINTAINED.

Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay, Commissioner Otsuju recusing and Vice-Chairperson Garcia not present.

**ITEM-8: NORTHBLOCK LOFTS TENTATIVE MAP – PROJECT NO. 56071.**

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-117. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Griswold not present.

**ITEM-9: PORTA D’ITALIA TENTATIVE MAP - PROJECT NO. 50713.**

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-128. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Griswold not present.

**ITEM-10: INITIATION –COMMUNITY PLAN AMENDMENT – SOUTHEASTERN SAN DIEGO COMMUNITY PLAN (ENCANTO NEIGHBORHOODS) 502 62<sup>ND</sup> STREET**

Patsy Chow presented Report to the Planning Commission No. PC-05-112.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE THE INITIATION. Second by Ontai. Passed by a 5-0

**ITEM-11: SWIFT AVENUE TENTATIVE MAP – PROJECT NO. 36460.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-116. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-12: **CPI 3511 TENTATIVE MAP – PROJECT NO. 40146.**

**COMMISSION ACTION:**

MOTION BY GRISWOLD TO CONTINUE TO JUNE 9, 2005 AT THE REQUEST OF STAFF ON BEHALF OF THE COMMUNITY PLANNING GROUP. Second by Otsuji. Passed by a 6-0 vote with Vice-Chairperson Garcia not present.

ITEM-13: **3060 SUNCREST TENTATIVE MAP – PROJECT NO. 59589**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-114. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-14: **SAPPHIRE STREET TENTATIVE MAP - PROJECT NO. 40628**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-113. Second by Otsuji. Passed by a 4-1 vote with Commissioner Griswold recusing, Commissioner Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-15: **4974 DEL MONTE (COCO PALMS) TENTATIVE MAP - PROJECT NO. 7765.**

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-129. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-16: **4940 DEL MONTE (DEL MONTE PALMS) TENTATIVE MAP – PROJECT NO. 57766.**

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-131. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia and Commissioner Griswold not present.

ITEM-17: **TEXAS STREET TENTATIVE MAP – PROJECT NO. 48480.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-134. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-18: **McCLINTOCK STREET TENTATIVE MAP - PROJECT NO. 51330.**

**COMMISSION ACTION:**

MOTION BY GRISWOLD TO CONTINUE TO JUNE 9, 2005 AT THE REQUEST OF STAFF ON BEHALF OF THE COMMUNITY PLANNING GROUP. Second by Otsuji. Passed by a 6-0 vote with Vice-Chairperson Garcia not present.

ITEM-19: **BURROUGHS TENTATIVE MAP – PROJECT NO. 61428.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-176. Second by Otsuji. Passed by a



4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-20: **REX AVENUE TENTATIVE MAP – PROJECT NO. 46928.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-106. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-21: **INDIA STREET TENTATIVE MAP – PROJECT NO. 53122**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-110. Second by Otsuji. Passed by a 4-2 vote with Commissioners Griswold and Chase voting nay and Vice-Chairperson Garcia not present.

ITEM-22: **WORKSHOP – PROPOSED DOWNTOWN COMMUNITY PLAN**

**COMMISSION ACTION:**

MOTION BY STEELE TO CONTINUE TO MAY 19, 2005 AT 9:00 A.M., TIME CERTAIN. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Griswold not present.

The Planning Commission meeting was adjourned by Chairperson Schultz at 5:15 p.m.