

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Schultz at 9:05 a.m. Chairperson Schultz adjourned the meeting at 5:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Gary Halbert, Development Services-present
Marcela Escobar-Eck, Development Services-not present
Doug Humphreys, Deputy City Attorney-not present
John Hemmerling, Deputy City Attorney-present
William Witt, Deputy City Attorney-not 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:**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23 and 24 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg advised of the latest budget recap and potential impacts to the Planning Department.

Coleen Clementson informed the Commission of the Draft General Plan Update community outreach; and reminded the Commission of the hearing scheduled for May 26, 2005 on condominium conversions.

Bob Manis advised of the progress of the San Pasqual Vision Plan.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Otsuji advised that he and his family were able to move into their new home in Scripps Ranch, and thanked the City and staff who provided the services to get his family into their home.

Commissioner Chase invited the public to the Planet Earth Day reception to be held on May 19, 2005 at the Environmental Services Building.

ITEM-6: **APPROVAL OF THE MINUTES OF APRIL 21, 2005 AND APRIL 28, 2005:**

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF APRIL 21, 2005. Second by Garcia. Passed by a 5-0 vote with Commissioner Griswold recusing and Commissioner Steele not present.

MOTION BY CHASE TO APPROVE THE MINUTES OF APRIL 28, 2005. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia recusing and Commissioner Steele not present.

ITEM-7: **APPEAL OF THE HEARING OFFICER DECISION - RASHID RESIDENCE – PROJECT NO. 5179.**

Glenn Gargas presented Report to the Planning Commission No. PC-05-058 and explained why this project was continued and gave staff’s interpretation of questions raised by the Commission.

Testimony in favor of the appeal by Sherri Lightner, and Wayne Brechtel.

Testimony in opposition to the appeal by Raul Garcia, Jan Rashid, and Mark Lyon.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to grant the appeal and deny the project. No second.

MOTION BY GRISWOLD TO APPROVE THE APPEAL AND DENY THE PROJECT. Second by Chase. Motion failed 3-3 with Commissioners Otsuji, Ontai and Chairperson Schultz voting nay – therefore the decision of the lower stands to grant the application for the project.

ITEM-8: **CASA DEL SOL TENTATIVE MAP – PROJECT NO. 49933. – CONTINUED FROM APRIL 7, 2005.**

Will Zounes presented Report to the Planning Commission No. PC-05-078 and gave an update of the status of the project since it was last heard.

Testimony in favor by Jorge Palacios and Corbitt Kern.

No one present to speak in opposition to this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS.
Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-9: **FIFTH UPDATE TO THE LAND DEVELOPMENT CODE – CONTINUED FROM APRIL 21, 2005.**

Amanda Lee and Scott Donaghe presented Report to the Planning Commission No. PC-05-099.

No one present to speak to this matter.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE EXCEPTION OF ITEM NO.19, CODE CHANGE TO REPEAL THE REDUNDANT SECTION OF THE CEQA IMPLEMENTATION PROCEDURES IN CHAPTER 6. Second by Chase. Passed by a 6-0 vote with Commissioner Steele not present.

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS FOR ITEM NO. 19, CODE CHANGE TO REPEAL THE REDUNDANT SECTION OF THE CEQA IMPLEMENTATION PROCEDURES IN CHAPTER 6. Second by Otsuji. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Steele not present.

ITEM-10: **APPEAL OF STAFF DECISION – BEIZAI RESIDENCE – PROJECT NO 33137.**

Glenn Gargas presented Report to the Planning Commission No. PC-05-160.

Testimony in favor of the appeal by Bill Mitchell, Richard Walker, and Nenad Marovac.

Testimony in opposition to the appeal by Chris Simpson and Dr. Michael Beizai.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Steele not present.

ITEM-11: **APPEAL OF HEARING OFFICER DECISION – LA JOLLA SHORES LIFEGUARD STATION - PROJECT NO. 25502.**

Morris Dye presented Report to the Planning Commission No. PC-05-146.

Testimony in favor of the appeal by Carol Dupont, Gail Forbes, Howard Doty, and Erica Mendelson.

Testimony in opposition to the appeal by Sherri Lightner, Lt. John Greenhalgh, Rick Espana, Frances Doolittle, and Jackie Booth.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY OTSUJI TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE ADDED CONDITION THAT NO VEHICLES BE WASHED IN THE PARKING LOT. Second by Griswold. Passed by a 5-0 vote with Vice-Chairperson Garcia recusing and Commissioner Steele not present.

ITEM-12: **LA JOLLA COUNTRY DAY SCHOOL – PROJECT NO. 41982.**

COMMISSION ACTION:

CONSENT MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-146 AND TO INCLUDE THE MEMO SUBMITTED BY STAFF AT THIS HEARING, DATED MAY 10, 2005 REGARDING REVISED DRAFT PERMIT CONDITIONS. Second by Otsuji. Passed by a 5-0 vote with Vice-Chairperson Garcia recusing and Commissioner Steele not present.

ITEM-13: **39TH STREET TENTATIVE MAP – PROJECT NO. 50157.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-136. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-14: **DEL MONTE TENTATIVE MAP - PROJECT NO. 40628**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-137. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-15: **FRANCIS PARKER SCHOOL - PROJECT NO. 31079.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-118. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-16: **COAST BOULEVARD CONDOS – PROJECT NO. 3595.**

COMMISSION ACTION:

CONSENT MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-143. Second by Otsuji. Passed by a 4-2 vote with Commissioners Chase and Griswold voting nay and Commissioner Steele not present.

ITEM-17: **46th STREET TENTATIVE MAP – PROJECT NO. 46300.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-144. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-18: **INITIATION – COMMUNITY PLAN AMENDMENT – NAVAJO – CENTERPOINTE AT GRANTVILLE.**

Lesley Henegar presented Report to the Planning Commission No. PC-05-145.

Testimony in favor by Jay Wexler and John Pilch.

No one was present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to continue to allow staff to bring back a full ownership disclosure statement. No second.

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Steele not present.

ITEM-19: **FELTON STREET TENTATIVE MAP – PROJECT NO. 36455.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-147. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-20: **ARBOR DRIVE TENTATIVE MAP – PROJECT NO. 51031.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-148. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-21: **51ST STREET TENTATIVE MAP – PROJECT NO. 54612.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-161. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-22: **4929 DEL MONTE (PARK DEL MONTE) TENTATIVE MAP – PROJECT NO. 57172.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-161. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-23: **5722 RILEY TENTATIVE MAP – PROJECT NO.58027.**

COMMISSION ACTION:

CONSENT MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-162. Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM-24: **GOLD COAST TENTATIVE MAP – PROJECT NO. 52605.**

COMMISSION ACTION:

CONSENT MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-132. Second by Griswold. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-25: **COMMERCIAL DEVELOPMENT HOUSING IMPACT FEE ADJUSTMENT (LINKAGE FEE).**

Todd Philips and Betsy Morris presented Report to the Planning Commission No. PC-05-091.

Testimony in favor by Mitch Mitchell and Monique Rodriquez.

Testimony in opposition by Tony Badeaux and Meg Curtin.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GRISWOLD TO CONTINUE TO JUNE 16, 2005 TO BRING BACK THE SPECIFIC DEFINITIONS FOR R&D RESULTING FROM MEETINGS WITH LU&H AND OTHER HEARINGS; AND HOW IT SHOULD BE APPROACHED AND APPLIED. Second by Chase. Passed by a 5-0 vote with Commissioners Griswold (Commissioner Griswold left prior to the vote) and Steele not present.

The Planning Commission meeting was adjourned by Chairperson Schultz at 5:05 p.m.