

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 13, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:05 a.m. Chairperson Schultz adjourned the meeting at 2:30 pm.

**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  
Cecilia Williams, Planning Department – present  
Gary Halbert, Development Services-present  
Doug Humphreys, City Attorney- present  
Sabrina Curtin, Recorder-present

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

ITEM 2: **REQUESTS FOR CONTINUANCE:**  
Items No. 8, 14, 16, 17, 18, 19, and 20 were continued.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 6, 7, 9, and Item 15 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**  
None

ITEM -5: **COMMISSION COMMENT:**  
Commissioner Otsuji made the announcement regarding April as Landscape Architectural Month.

ITEM 6: *Continued from December 8, 2005 and January 19, 2006:*

**4140 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 76934**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-35 TO THE PLANNING COMMISSION. Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 4004-PC.

ITEM 7 *Continued from March 2, and March 20, 2006:*

**4361 IDAHO TENTATIVE MAP – PROJECT NO. 65180**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-08 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITION: THE BUILDING CONDITIONS REPORT BE REVIEWED AND APPROVED BY A LICENSED ENGINEER. Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 4005-PC.

ITEM 8: *Continued from March 30, 2006:*

**2711 MANOS TENTATIVE MAP - PROJECT NO. 80233**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO CONTINUE TO MAY 25, 2006.

Second by Commissioner Ontai Passed by 6-0 vote with Commissioner Steele not present.

ITEM 9: Continued from March 30, 2006

**4458 LOUISIANA TENTATIVE MAP – PROJECT NO. 81717**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-067 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITION: THE BUILDING CONDITIONS REPORT BE REVIEWED AND APPROVED BY A LICENSED ENGINEER. Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 4006-PC.

ITEM 10: *Continued from March 2 and April 6, 2006:*

**5131 34<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 84224**

Jeannette Temple presented Report No. PC-06-046 to the Planning Commission.

Speaker slips submitted in favor by Israel Furmansky, and Lawrence Cole.

Speaker slip submitted in opposition by Susan Redelings.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-046 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITION: APPLICANT AGREES TO BRING THE BUILDING CONDITIONS REPORT UP TO CODE. THE APPLICANT ALSO AGREES TO THE FOLLOWING:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Chase. Passed by a 5 -1 vote with Commissioners Griswold and Steele voting nay. Resolution No. 4007-PC.

ITEM 11: **\*3<sup>RD</sup> & UNIVERSITY - PROJECT NO.11896**

Patrick Hooper presented Report No. PC-06-118

Speaker slip submitted in favor by Sam Kab, Lynne Heidel, Michael McPhee, Rob McPhee, Cindy Lehman, Carol Schultz, Ron Buckley, Janay Kruger, Fred Totah, Warren Simon, Jonathan Bailey, Bill Beck, and Ian Epley.

Speaker slip submitted in opposition by Steven Satz, Mary Wendorf, John Taylor, Richard Wilson, Ruth Carley, George Wedemeyer, Mark Pyeatte, Mat Wahlstrom, Tony Maynard, Ann Ganoud, Ellen Preston, Peggy Mazzella, Mary Ann Vinck, Donna Knierim, Cathy Lee, Nancy Moors, Ernie Bonn, Mary Lou Hunter, Sally Fall, Gertrude Pyeatte, and James Burkhardt.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-06-118 Second by Garcia. Passed by a 6-0 vote with Commissioner Steele not present Resolution No. 4008-PC.

MOTION BY COMMISSIONER CHASE TO REQUEST THAT CLARIFICATION BE GIVEN TO THE CITY COUNCIL; THAT THE PLANNING COMMISSION TAKE NO ACTION ON EITHER CERTIY OR NOT CERTIFY THE MITIGATED NEGATIVE DECLARATION NO. 11896. BASED ON THE FOLLOWING ISSUES:

1. CONCERNS RAISED BY THE CITY ATTONERY DURING THE HEARING
2. ADEQUATE TRAFFIC ANALYSIS
3. INFRASTRUCTURE RELATING TO THE PROPOSED DENSITY
4. PUBLIC PARKING AMENITY

Second by Commissioner Garcia. Passed by a 6 -0 vote with Commissioner and Steele not present. Resolution No. 4008-PC.

ITEM 12: **GOLDEN HILL RIGHT-OF-WAY– PROJECT NO. 5020**

Morris Dye presented Report No. PC-06-119 to the Planning Commission.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-06-119. Second by Commissioner Ontai. Passed by a 5-0 with Commissioner Garcia recusing and Commissioner Steele not present. Resolution No. 4009-PC.

ITEM 13: **INITIATION –COMMUNITY PLAN AMENDMENT – MARIAN PROJECT NO. 95499**

Theresa Millette presented Report No. PC-06-127 to the Planning Commission.

Speaker slips submitted in favor by Daniel Rehm

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-127 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 4-0 with Commissioners Chase and Garcia recusing and Commissioner Steele not present. Resolution No. 4010-PC

ITEM 14: **4046 NORMAL TENTATIVE MAP – PROJECT NO. 75917**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 25, 2006 TO ALLOW THE APPLICANT MORE TIME TO SUBMIT THE NECESSARY BUILDING CONDITIONS REPORT NEEDED FOR THE PROJECT.

Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

**ITEM 15: 3959 IDAHO TENTATIVE MAP – PROJECT NO. 77453**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO.PC -06-063 TO THE PLANNING COMMISSION. Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 4004-PC.

**ITEM 16: 4140 38<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 81036**

Patricia Grabski presented Report No. PC-06-024 to the Planning Commission.

Speaker slip submitted in favor by Sunny Sky, David Dunham, and John Willett.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 25, 2006 TO ALLOW THE APPLICANT MORE TIME TO SUBMIT THE NECESSARY BUILDING CONDITIONS REPORT NEEDED FOR THE PROJECT.

Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

**ITEM 17: 4611 OHIO TENTATIVE MAP – PROJECT NO. 83623**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO CONTINUE TO DATE UNCERTAIN. Second by Ontai. Passed by a 6-0 vote with Commissioners Steele not present.

**ITEM 18: 4816 W. MOUNTAIN VIEW TENTATIVE MAP – PROJECT NO. 74764**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO CONTINUE TO MAY 25, 2006.

Second by Commissioner Ontai. Passed by 6-0 vote with Commissioner Steele not present.

ITEM 19: **4373 OREGON TENTATIVE MAP – PROJECT NO. 86218**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER TO CONTINUE TO MAY 25, 2006 TO ALLOW THE APPLICANT TIME TO PROVIDE THE NECESSARY LANDSCAPE PLAN NEEDED FOR THE PROJECT. Second by Otsuji. Passed by a 5-1 vote with Commissioners Griswold voting nay and Commissioner Steele not present.

ITEM 20: **4436 56<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 81567**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 25, 2006 TO ALLOW THE APPLICANT MORE TIME TO SUBMIT THE NECESSARY LANDSCAPE PLAN NEEDED FOR THE PROJECT. Second by Commissioner Otsuji. Passed by 6-0 vote with Commissioner Steele not present.

ITEM 21: **DRAFT SANDAG SMART GROWTH CONCEPT MAP -WORKSHOP**

Coleen Clementson, from SANDAG, along Nancy Bragado from the Planning Department presented Report No. PC-06-152, which provided information on the smart growth areas identified in the City of San Diego and surrounding areas.

Workshop was held.

Chairperson Schultz adjourned the Planning Commission meeting at 2:30 pm.