

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 11, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:08a.m. Chairperson Schultz adjourned the meeting at 11:23 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz- present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase- Not present
Commissioner Robert Griswold- Not present
Commissioner Gil Ontai- Not present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Mary Wright, Planning Department – present
Gary Halbert, Development Services-present
Mike Westlake, 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. 13, 17, 20, 22 were continued. With Item No. 12 is trailed to May 18, due to the lack of a quorum.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 15, and No. 18 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
Betsy McCullough announced that Bill Anderson will head the City Planning and Community Investment Department and announced the departure of Senior Planner, Patsy Chow.
Mrs. McCullough also spoke of future General Plan Workshops coming forward to LU&H and Planning Commission.

ITEM -5: **COMMISSION COMMENT:**
Commissioner Steele stated how delighted he is to have Bill Anderson, who is a former Planning Commissioner, working for the City.

ITEM 6: **APPROVAL OF THE MINUTES FOR MARCH 16, MARCH 30, APRIL 6, AND APRIL 20, 2006.**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR APRIL 6 AND APRIL 20. Second by Commissioner Steele. Passed by a 4-0. THE MINUTES FOR MARCH 16 AND MARCH 30 WERE TRAILED TO MAY 18, LACK OF A QUORUM.

ITEM 7 *Continued from March 30, 2006:*

TELES (4365 MISSISSIPPI) TENTATIVE MAP – PROJECT NO. 69896

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 8, 2006 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE ADDITIONAL MATERIAL NEEDED. Second by Commissioner Otsuji Passed by a 4-0 vote with Commissioners Griswold, Chase, and Ontai not present.

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

WIGHTMAN STREET TENTATIVE MAP -PROJECT NO. 42595

Michelle Sokolowski presented Report No. PC-06-07 to the Planning Commission.

Speaker slips submitted in favor by Donita Thompson and Robert Batman.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC 06-071 WITH THE ADDITIONAL CONDITIONS; THE PROJECT BE BROUGHT UP TO CURRENT SEISMIC CODES, ALONG WITH PLUMBING AND ELECTRICAL BROUGHT UP TO STANDARD CODE.

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 Steele. Passed by a 4-0 vote with Commissioners Griswold, Chase, and Ontai not present. Resolution No. 4022-PC

ITEM 9: *Continued from April 6, 2006:*

4074 CHEROKEE TENTATIVE MAP – PROJECT NO. 68048

Michelle Sokolowski gave a brief overview project since it was last heard.

Speaker slip submitted in favor by Chris Christensen.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 29, 2006 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE ADDITIONAL MATERIAL REQUESTED BY THE PLANNING COMMISSION.

Second by Commissioner Steele. Passed by a 4-0 vote with Commissioners Griswold, Chase, and Ontai not present.

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

7240 EL CAJON TENTATIVE MAP - PROJECT NO. 79619

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JULY 27, 2006 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE ADDITIONAL MATERIAL REQUESTED BY THE PLANNING COMMISSION.

Second by Commissioner Steele. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present.

ITEM 11: *Continued from April 20, 2006:*

***COSTA DEL MAR II – PROJECT NO. 17013**

Derrick Johnson presented Report No. PC 06-132 to the Planning Commission

Speaker slip submitted in favor of the appeal by Myles Cooper

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-132 TO THE PLANNING COMMISSION ALONG WITH ADDING THE CONDITIONS FROM THE COMMUNITY PLANNING GROUP REGARDING THE TRAIL

EASEMENT. Second by Commissioner Garcia. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4023-PC.

ITEM 12: ***MISSION BREWERY VILLAS – PROJECT NO. 52078**

COMMISSION ACTION:

This item is trailed to May 18, 2006 for lack of a quorum.

ITEM 13: ***CHABAD ERUV – PROJECT NO. 48457**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 18, 2006 AS REQUESTED BY STAFF. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present.

ITEM 14: **INITIATION-COMMUNITY PLAN AMENDMENT-SOLLE SAN DIEGO HEBREW DAY SCHOOL- PROJECT NO. 95232**

Lesley Henegar presented Report No. PC-06-13 to the Planning Commission.

Speaker slips submitted in favorby Simcha Weiser, Felix Tinkor

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-131 TO THE PLANNING COMMISSION. Second by Commissioner Steele. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4024-PC

ITEM 15: **4461 49th STREET TENTATIVE MAP –PROJECT NO. 87117**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-094 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4025-PC.

ITEM 16: **4165 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 83377**

Michelle Sokolowski presented Report No. PC-06-109 to the Planning Commission for Paul Godwin.

Speaker Slip submitted in favor by Rich Richards.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-109 TO THE PLANNING COMMISSION. Second by Commissioner Steele Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4026-PC.

ITEM 17: **4447 49th STREET TENTATIVE MAP – PROJECT NO. 81200**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 18, 2006 AS REQUESTED BY STAFF. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present.

ITEM 18: **4093 FIRST AVENUE TENTATIVE MAP – PROJECT NO. 84895**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-129 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4027-PC.

ITEM 19: **3265 C STREET VESTING TENTATIVE MAP – PROJECT NO. 79596**

Will Zounes presented Report No. PC-06-122 to the Planning Commission.

Speaker slips submitted in favor by Robert Bateman

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Garcia to approve staff's recommendation outlined in report no. PC-06-122 to the planning condition with two additional conditions:

- 1) Provide two parking stalls for every two-bedroom unit.
- 2) Provide affordable housing on-site, 10% (6 units).

Commissioner Garcia withdrew her motion.

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 18 TO ALLOW THE APPLICANT TIME TO DISCUSS THE TWO CONDITIONS LIST ABOVE WITH HIS CLIENT AND RETURN TO CONFIRM WITH THE PLANNING COMMISSION. Second by Steele. Passed by a 4-0 vote with Commissioners Griswold, Chase and Ontai not present.

ITEM 20: **HAMPTON SQUARE TENTATIVE MAP – PROJECT NO. 63383**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 18, 2006 AS REQUESTED BY STAFF. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present.

ITEM 21: **4960 CORONADO TENTATIVE MAP – PROJECT NO. 71968**

Laila Iskandar presented Report No. PC-06-140 to the Planning Commission

Speaker slip submitted in favor by Scott Peters.

Speaker slip submitted in opposition by Larry Gustafson.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO DENY THE PROJECT AS OUTLINED IN REPORT NO. PC-06-140 TO THE PLANNING COMMISSION; THE INABILITY TO SUPPORT THE PROJECT AS A CONDO CONVERSION. RECOMMEND THAT THE PROJECT BE REDEVELOPED. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present. Resolution No. 4028-PC

ITEM 22: **3654 42nd STREET TENTATIVE MAP – PROJECT NO. 96204**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 18, 2006 AS REQUESTED BY STAFF. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase, Griswold and Ontai not present.

Chairperson Schultz adjourned the Planning Commission meeting at 11:23 a.m.