

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 15, 2011  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Naslund called the meeting to order at 9:05 a.m. Chairperson Naslund adjourned the meeting at 2:40 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Eric Naslund - present  
Vice-Chairperson Tim Golba - present  
Commissioner Robert Griswold – present  
Commissioner Dennis Otsuji - present  
Commissioner Mary Lydon - present  
Commissioner Mike Smiley – present  
Commissioner Stephen Haase - present

Staff

Nina Fain, City Attorney – present  
Christine Rothman, Development Services Dept. - Planning Section - present  
Mike Westlake, Development Services Department – present  
Don Weston, Development Services Department - present  
Brenda Clark, Recorder – present

PLANNING COMMISSION MINUTES FOR DECEMBER 15, 2011

ITEM - 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM - 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

ITEM #6 – AT&T MOBILITY BONITA COVE – PROJECT NO. 198482  
CONTINUED TO FEBRUARY 2, 2012.

ITEM #7 – SEQUOIA RESIDENCES – PROJECT NO. 234551  
CONTINUED TO JANUARY 26, 2012.

ITEM #9 – AT&T – THE TWIST – PROJECT NO. 233690  
CONTINUED TO JANUARY 26, 2012.

ITEM - 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM #11 – PASATIEMPO REZONE – PROJECT NO. 215049

ITEM #12 – AT&T MOBILITY KEARNY MESA LTE – PROJECT NO.  
253505

ITEM - 4: **DIRECTOR'S REPORT:**

Christine Rothman reported on **Vernal Pool Habitat Conservation Plan (HCP)**. A Notice of Preparation for the Vernal Pool Habitat Conservation Plan EIR/EIS was distributed on 11/28/11. A public Scoping Meeting was held on December 12, 2011 and the City will take written comments on the scope through 12/28/11. A series of technical white papers related to the proposed covered species, management and monitoring strategies, conditions of coverage, a conservation analysis, and a funding analysis and strategy are being prepared for the project. A public workshop will be held in mid-March 2012 to present these white papers and the proposed vernal pool preserve areas.

ITEM - 5: **COMMISSION COMMENT:**

Commissioner Golba reported on the death of La Jolla Architect, Dale Naegle who was 83 years old...He was a great person and he will be missed.

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ITEM – 6: *Appeal of Hearing Officer's decision of May 22, 2011; Continued from September 29, 2011 and Continued from November 3, 2011*

**AT&T MOBILITY BONITA COVE - PROJECT NO. 198482**

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Speaker slips in favor of the project submitted by Shelly Kilbourn.

Speaker slips in opposition to the project submitted by Deborah Watkins.

**COMMISSION ACTION:**

COMMISSIONER GOLBA MADE THE MOTION TO CONTINUE THIS ITEM TO FEBRUARY 2, 2012. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 7: *Appeal of Staff's decision of November 1, 2011*

**SEQUOIA RESIDENCES – PROJECT NO. 234551**

City Council District: 2

Plan Area: Pacific Beach

Staff: Morris Dye

Speaker slips in favor of the project submitted by Dan Linn, Ted Montag.

Speaker slips in opposition to the project submitted by Mike Fabrie, Laurel Miller, John Shannon.

**COMMISSION ACTION:**

COMMISSIONER SMILEY MADE THE MOTION TO CONTINUE THIS ITEM TO JANUARY 26, 2012. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioner Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 8: **\*SAN DIEGO POLICE RANGE – PROJECT NO. 224708**

City Council District: 3

Plan Area: City Heights

Staff: Helene Deisher

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Speaker slips in favor of the project submitted by Scott Fuller, Manuel Oncina, George Freihe, Patrick Banning.

Speaker slips in opposition to the project submitted by Jim Varnadore.

**COMMISSION ACTION:**

COMMISSIONER SMILEY MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION PROJECT NO. 224708, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAMS; AND APPROVE SITE DEVELOPMENT PERMIT NO. 800689. Commissioner Golba seconded the motion. The motion passed by a vote of 6-1-0 with Commissioners Haase, Smiley, Lydon, Otsuji, Griswold and Golba voting yea and Commissioner Naslund voting nay.

***CHAIRPERSON NASLUND, CALLED FOR A FIVE MINUTE BREAK***

ITEM – 9: **AT&T TWIST – PROJECT NO. 233690**  
City Council District: 3 Plan Area: Greater North Park

Staff: Alex Hempton

No speaker slips in favor of the project.

No speaker slips in opposition to the project.

**COMMISSION ACTION:**

COMMISSIONER OTSUJI MADE THE MOTION TO CONTINUE THIS ITEM TO JANUARY 26, 2012. Commissioner Golba seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 10: **URBAN AGRICULTURE AMENDMENTS – PROJECT NO. AB1000341-11**  
City Council District: All Plan Area: Citywide

Staff: Dan Joyce

Speaker slips in favor of the project submitted by Beth Thompson, Mark Kukuchek, Caroline Vanstone, Laura Hershey, Priya Reddy, Kristin Kvernland, Bitai Muya, Camille Smith, Daniel Gebreselassie, Geoff Kipps-Bolton, Gwen Snyder, Jonathan Jefferson, Eric Robinson, Chris Zucconi, Randy Wortman, Diane Moss, Parke Troutman, Mariah Gayler, Anne Barron, Soiree-Leone Sinclair, Alice Casarda.

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Speaker slips in opposition to the project submitted by Robert Leif.

**COMMISSION ACTION:**

COMMISSIONER LYDON MADE THE MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE AMENDMENTS TO THE MUNICIPAL CODE, THE CITY'S LOCAL COASTAL PROGRAM, AND THE CITY OF SAN DIEGO GENERAL PLAN. Commissioner Griswold seconded the motion. The motion passed by a vote of 7-0-0 with Commissioners Naslund, Haase, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.

ITEM – 11: **\*PASATIEMPO REZONE – PROJECT NO. 215049**

City Council District: 7

Plan Area: Navajo

Staff: Morris Dye

No speaker slips in favor of the project.

No speaker slips in opposition to the project.

**COMMISSION ACTION:**

COMMISSIONER OTSUJI MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Lydon seconded the motion. The motion passed by a vote of 6-0-1 with Commissioner Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

***CHAIRPERSON NASLUND CALLED FOR A LUNCH BREAK FROM 12:00 P.M. TO 1:00 P.M.***

ITEM – 12: **AT&T MOBILITY KEARNY MESA – PROJECT NO. 253505**

City Council District: 6

Plan Area: Serra Mesa

Staff: Simon Tse

No speaker slips in favor of the project.

No speaker slips in opposition to the project.

**COMMISSION ACTION:**

COMMISSIONER OTSUJI MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Lydon seconded the motion. The motion passed by a vote of 6-0-1 with Commissioner Naslund, Haase, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 13: **\*CLASSIFICATION OF USE FOR CONTINUING CARE RETIREMENT COMMUNITIES IN 1984 MUNICIPAL CODE – PROJECT NO. 226777**  
City Council District: 1      Plan Area: Subarea II or Prop “A” Lands

Staff: John S. Fisher

Speaker slips in favor of the project submitted by James Dawe, Ali Shapouri, Landon Wright, Jonathan Krueger

Speaker slips in opposition to the project submitted by Jacqueline Winterer, Jan Fuchs, Anne Harvey, Cory Hao.

**COMMISSION ACTION:**

COMMISSIONER HAASE MADE THE MOTION TO MOVE THAT THE PLANNING COMMISSION DETERMINE THAT A CONTINUING CARE FACILITY IS CONSISTENT WITH INTERMEDIATE CARE FACILITY AS DEFINED IN THE LAND DEVELOPMENT CODE. Commissioner Smiley seconded the motion.

THE MOTION WAS MODIFIED TO READ: THE PLANNING COMMISSION TO DETERMINE THAT A CONTINUING CARE FACILITY IS CONSISTENT WITH THE INTENSITY OF USE AS DEFINED IN 1984 FOR AN IMMEDIATE CARE FACILITY. Commissioner Smiley agreed to the modification. The motion passed by a vote 4-2-1 with Commissioners Haase, Smiley, Otsuji and Golba voting yea and with Commissioners Naslund and Lydon voting nay and Commissioner Griswold absent.