

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 23, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:10 a.m. Chairperson Schultz adjourned the meeting at 11:02 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- Not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Mary Wright, 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:**
Item No. 13 – 4053 Cherokee TM

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items # 7, #12B, and #14 was placed on the consent agenda.

ITEM 4: **DIRECTOR’S REPORT:**
None.

ITEM -5: **COMMISSION COMMENT:**
None.

ITEM 6: **APPROVAL OF THE MINUTES FOR JANUARY 26, 2006**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE THE MINUTES FOR JANUARY 26, 2006 WITH THE CORRECTION OF CHAIRPERSON SCHULTZ ATTENDANCE ON ITEM 15-19. Second by Commissioner Ontaii. Passed by a 6-0 with Commissioner Griswold not present.

ITEM 7 *Continued from September 29, 2005:*

4544 HAMILTON TENTATIVE MAP – PROJECT NO. 61734

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-032 TO THE PLANNING COMMISSION; WITH THE FOLLOWING CONDITIONS:

AGREES TO AN EXISTING CONDITIONS REPORT, AS WELL AS THE ITEMS SUBMITTED AT THE HEARING.

ALSO, REQUEST THAT THE APPLICANT AGREE TO THE FOLLOWING CONDITIONS:

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 SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

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 Otsuji. Passed by a 5-1 vote with Second by Commissioner Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioners Griswold not present. Resolution No. 3956-PC

ITEM 8: *Continued from February 2, 2006 and trailed from January 26, 2006::*

CITY VILLAS CONDOMINUMS (formally known as 837 16th Street) - PROJECT NO. 75909

Pete Lynch gave a brief update to the Commission, since the last time the item was heard.

Speaker slip in favor by Matt Peterson.
No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-041 TO THE PLANNING COMMISSION; WITH THE FOLLOWING CONDITIONS.

- AGREE TO PAY 100% OF THE IN-LIEU FEE.
- 3 UNITS (ON-SITE) AT 120% AMI
- AGREE TO THE BUILDING CONDITION REPORTS AND COMPLY TO ANY CONDITIONS.

Second by Commissioner Ontai. Passed by 5-0 vote with Commissioners Steele recusing and Commissioner Griswold not present. Resolution No. 3957-PC

ITEM 9: *Continued from February 16, 2006:*

3151 LINCOLN AVENUE TENTATIVE MAP– PROJECT NO. 77221

Item No. 9 was taken out of order and heard first.

William Zounes presented Report No. PC-06-031 to the Planning Commission.

Speaker Slips submitted in favor by Cameron Scott

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE PROJECT AS OUTLINED IN REPORT NO. PC-06-031 TO THE PLANNING COMMISSION WITH ADDITIONAL VOLUNTARY CONDITION BY THE APPLICANT:

- THE APPLICANT AGREES TO RESTRICT UNITS WITH NO PARKING BE SOLD TO OWNERS WITH NO VEHICLE.
- AGREES TO TRY TO LOCATE AN ALTERNATIVE LOCATION FOR OFF STREET PARKING.
- CHANGE THE NUMBER OF UNITS ON-SITE OR INCORPORATE FOUR MORE PARKING STALLS.

Second by Commissioner Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present. Resolution No. 3958-PC.

ITEM 10: **3695 TEXAS TENTATIVE MAP- PROJECT NO. 77181**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-035 TO THE PLANNING COMMISSION. Second by Commissioner Otusji. Passed by a 6-0 vote with Commissioners Griswold not present. Resolution No. 3959-PC

ITEM 11: **4335 MCCLINTOCK TENTATIVE MAP - PROJECT NO.78138**

Paul Godwin gave a brief update on the project since it was last heard.

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN STAFF REPORT NO. PC-06-018 TO THE PLANNING COMMISSION WITH THE ADDITIONAL STANDARD PLANNING COMMISSION CONDITION; AGREES TO AN EXISTING CONDITIONS REPORT, AS WELL AS THE DOCUMENTS SUBMITTED AT THE HEARING.

ALSO, REQUEST THAT THE APPLICANT AGREE TO THE FOLLOWING CONDITIONS:

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 SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

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 Otsuji. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3960-PC

ITEM 12A: **Appeal of Staff Decision:**

MULLIN RESIDENCE– PROJECT NO. 74203

Pete Lynch presented Report No. PC-06-04 to the Planning Commission.

Speaker Slip submitted in opposition of the appeal by Nancy Mullins Robert Vacchi

Speaker Slip submitted in favor of the appeal by Geoff Page and Cythnia Congar.

COMMISSION ACTION:

MOTION BY COMMISSIONER STTEELE TO DENY THE APPEAL AND APPROVE THE PROJECT AS OUTLINED IN REPORT NO. PC-06-036 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 3961-PC.

ITEM 12B: ***AMENDMENT TO THE AIRPORT APPROACH OVERLAY ZONE, INCLUDING MAP C-842, WITHIN THE CENTRE CITY COMMUNITY PLAN AREA.**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE REPORT PRESENTED TO THE PLANNING COMMISSION. Second by Commissioner Garcia. Passed by a 5-1 with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM 13: **4053 CHEROKEE TENTATIVE MAP – PROJECT NO. 74487**

Applicants request a continuance to return with a list of improvements on a more detailed Landscape Plan.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO APRIL 6, 2006 Second by Commissioner Ontai. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM 14: **4043 1st AVENUE TENTATIVE MAP – PROJECT NO. 77656**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-034 TO THE PLANNING COMMISSION WITH THE ADDITIONAL STANDARD PLANNING COMMISSION CONDITION;
AGREES TO AN EXISTING CONDITIONS REPORT, AS WELL AS TO THE DOCUMENTS SUBMITTED AT THE HEARING.

ALSO, REQUEST THAT THE APPLICANT AGREE TO THE FOLLOWING CONDITIONS:

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

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Resolution No. 3963-PC

ITEM 15: **TRIESTE TENTATIVE MAP – PROJECT NO. 63257**

Robert Tucker presented Report No. PC-06-039 to the Planning Commission.

Speaker Slip submitted in favor by Paul Robinson.
No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MARCH 16, 2006 TO HAVE THE APPLICANT LOOK INTO PUTTING AFFORDABLE HOUSING ONSITE.
Second by Ontai. Passed by a 6 0 vote with Commissioner Griswold not present.

ITEM 16: **3822 35th STREET TENTATIVE MAP – PROJECT NO. 85834**

Jeannette Temple gave a very brief presentation on Report No. PC-06-055

Speaker slip submitted in favor by Glenn Karp

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE'S STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-055 TO THE PLANNING COMMISSION WITH THE ADDITIONAL STANDARD PLANNING COMMISSION CONDITION;
AGREES TO AN EXISTING CONDITIONS REPORT, AS WELL AS TO THE DOCUMENTS SUBMITTED AT THE HEARING.

ALSO, REQUEST THAT THE APPLICANT AGREE TO THE FOLLOWING CONDITIONS:

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

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Resolution No. 3964-PC

Chairperson Schultz adjourned the Planning Commission meeting at 11:02 a.m.