

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 16, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:02 a.m. Chairperson Schultz adjourned the meeting at 5:55 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- present/not present for #14, # 17, # 25
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- not present
Mary Wright, Planning Department – present
Betsy McCullough, 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. 10, 12, 15 were continued

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

Items No. 7 and No. 8 were placed on the consent agenda.

ITEM 4: DIRECTOR'S REPORT:

None

ITEM -5: COMMISSION COMMENT:

None

ITEM 6: APPROVAL OF THE MINUTES FOR JANUARY 12, FEBRUARY 2, 2006, FEBRUARY 16, 2006, AND FEBRUARY 23, 2006

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR JANUARY 12, 2006. Second by Commissioner Ontai. Passed by a 5-0 vote with Commissioner Garcia abstaining and Commissioner Steele not present.

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR FEBRUARY 2, 2006. Second by Commissioner Griswold. Passed by a 4-0 vote with Commissioners Chase and Ontai abstaining and Commissioner Steele not present.

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR FEBRUARY 16, 2006. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Steele not present.

The minutes for February 23, 2006 will be trailed to March 30, 2006 for clarification on Item No. 10

ITEM 7 *Trailed from March 2, 2006:*

***5th & PENNSYLVANIA – PROJECT NO. 66300**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-06 ITO THE PLANNING COMMISSION. Second by Commissioner Griswold. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Steele not present. Resolution No. 3968-PC.

ITEM 8: *Trailed from March 22006:*

***FAIRBANKS COUNTRY VILLAS EXTENSION OF TIME
PROJECT NO. 85150**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-082 TO THE PLANNING COMMISSION. Second by Commissioner Chase. Passed by a 5-0 with Commissioner Otsuji recusing and Commissioner Steele not present. Resolution No. 3969-PC.

ITEM 9: *Trailed from February 2, 2006:*

LEGACY TENTATIVE MAP – PROJECT NO. 73675

Robert Tucker addressed questions raised by the Commission.

Speaker slip submitted in favor by Dan Rehm, and Carol Matson

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-057 TO THE PLANNING COMMISSION.

ALSO, REQUEST THE APPLICANT TO 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 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 Griswold. Passed by a 5-0 vote with Commissioner Otsuji recusing and Commissioner Steele not present.
Resolution No. 3970-PC

ITEM 10: Continued from February 16, 2006:

***PARKE MEADE TENTATIVE MAP - PROJECT NO. 59502**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO APRIL 20, 2006. Second by Commissioner Chase. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM 11: **TRIESTE TENTATIVE MAP - PROJECT NO.6 3257**

Robert Tucker presented Report No. PC-06-039

Speaker slip submitted in favor by Paul Robinson

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-039 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITION: APPLICANT AGREES TO ALL DOCUMENTS SUBMITTED ON, MARCH 16, 2006, (THE DAY OF THE HEARING): ALONG WITH THE APPLICANT AGREEING 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 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 5-2 vote with Commissioners Griswold and Steele voting nay. Resolution No. 3971-PC.

ITEM 12: **4215 STREET– PROJECT NO. 81533**

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO MARCH 30, 2006. Second by Commissioner Otsuji. Passed by a 6-0 with Commissioner Steele not present.

ITEM 13: *Appeal of a Staff Decision:*

***ARMSTRONG RESIDENCE - PROJECT NO. 3511**

Laura Black presented Report No. PC-06-051 to the Planning Commission.

Speaker slips submitted in opposition to the appeal/favor of the project by Tom Armstrong and James Evans.

Speaker slip submitted in favor of the appeal/opposed to the project by Philip Merten, Brian Tremblay, A. Salem, Sherri Lightner.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND APPROVAL OF THE CERTIFIED MITIGATED NEGATIVE DECLARATION; DENY THE APPEAL AND APPROVE THE COSTAL DEVELOPMENT PERMIT.

ADDITIONAL LANGUAGE WILL BE ADDED TO CONDITION NO. 13: ADDITIONAL GEOTECH REVIEW WILL BE REQUIRED DURING REVIEW OF THE GRADING PLAN. THE REVIEW SHALL INCLUDE ANALYSIS OF THE IMPACT OF THE PROJECT ON SLOPE STABILITY AND THE ADJOINING PROPERTIES. Second by Commissioner Ontai. Passed by a 5-0 with Commissioner Chase recusing and Commissioner Steele not present. Resolution No. 3972-PC

ITEM 14: **JEWELL STREET CONDOMINIUMS – EXPEDITE PROJECT NO. 58194**

Diane Murbach presented Report No. PC-06-096 to the Planning Commission.

Speaker slip submitted in favor by Paul Ross.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-096 TO THE PLANNING COMMISSION WITH THE CLARIFICATION; THAT THE PARKING ON JEWELL STREET IS PERVIOUS PAVING Second by Garcia with Commissioner Chase recusing and Commissioners Steele and Griswold not present. Passed by a 4-0 vote. Resolution No. 3973-PC.

ITEM 15: ***MIRAMAR TRUNK SEWER – PROJECT NO. 33120**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO MARCH 30, 2006 AT THE REQUEST OF THE CITY ATTORNEYS OFFICE. FURTHER REVIEW OF HISTORICAL AND ARCHAEOLOGY ISSUES IS NEEDED. Second by Commissioner Garcia. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM 16: **DENNERY RANCH NEIGHBORHOODS – PROJECT NO. 79619**

Was taken out of order.

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 OTSUJI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-06-024; ALONG WITH THE ERRATA SHEET PRESENTED AT THE HEARING. Second by Commissioner Ontai. Passed by a 4-0 vote with Commissioners Chase and Garcia recusing and Commissioner Steele not present. Resolution No. 3974-PC.

ITEM 17: **INITIATION-COMMUNITY PLAN AMENDMENT-47TH AND LOGAN MOVING AND HOUSEHOLD STORAGE FACILITY – PROJECT NO. 82503**

Myles Pomeroy presented Report No. PC-06-097 to the Planning Commission.

Speaker slip submitted in favor by Steve Laub, Clyde Ahrens, Adrian Kwiatkowski, and Jim Dawe

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-097 TO THE PLANNING COMMISSION. Second by Chase. Passed by a 5-0 vote with Commissioners Steele and Griswold not present. Resolution No. 3975-PC

ITEM 18: **GOLDEN HILL BUNGALOWS – PROJECT NO. 66452**

Sandra Teasley presented Report No. PC-06-087 to the Planning Commission.

Speaker slips submitted in favor by Judy Preston, Fred Dickinsen, Patricia Martinez, David Parot, Gail Hillen, and Vince Stroop.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-087 Second by Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 3976-PC.

ITEM 19: **GROVE AVENUE TENTATIVE MAP – PROJECT NO. 80229**

Sandra Teasley presented Report No. PC-06-090 to the Planning Commission.

Speaker slip submitted in favor by Chris Christasen .

No one present to speak in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO APRIL 6, 2006 TO GIVE THE APPLICANT TIME TO PROVIDE ALL MATERIAL REQUESTED BY THE COMMISSIONERS. Second by Otsuji. Passed by a 5-1 vote with Commissioners Griswold voting nay and Commissioner Steele not present.

ITEM 21: 1264 REED AVENUE TENTATIVE MAP – PROJECT NO. 86523

Cherlyn Cac presented for John Fisher, Report No. PC-06-045 to the Planning Commission.

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-045 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS: INCLUDE FOUR GRASS STIPS RATHER THAN THREE AND PLACED IN THE APPROPRIATE PLACE;

THE APPLICANT IS ALSO AGREEING 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 SUBMIT AN UPDATED EVALUATION BY A LICENSED STRUCTURAL ENGINEER CONFIRMING THAT THE INTEGRAL BUILDING COMPONENTS WITH A LIFE OF FIVE YEARS OR LESS, SPECIFIED IN THE INDEPENDENT BUILDING EVALUATION, HAVE BEEN REPLACED OR SHALL ENTER INTO AN AGREEMENT SATISFACTORY TO THE CITY ENGINEER TO ASSURE THE WORK WILL BE PERFORMED PRIOR TO THE SALE OF THE FIRST UNIT.

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 Chase. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 3977-PC.

ITEM 22: **3910 HAINES TENTATIVE MAP – PROJECT NO. 79664**

Glenn Gargas presented Report No. PC-06-101 to the Planning Commission.

Speaker slip submitted in favor by Chris Christensen, Robin Munro, and Trachy Mexli.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-101 WITH THE ADDITIONAL CONDITIONS:

THE APPLICANT IS ALSO AGREEING 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 SUBMIT AN UPDATED EVALUATION BY A LICENSED STRUCTURAL ENGINEER CONFIRMING THAT THE INTEGRAL BUILDING COMPONENTS WITH A LIFE OF FIVE YEARS OR LESS, SPECIFIED IN THE INDEPENDENT BUILDING EVALUATION HAVE BEEN REPLACED OR SHALL ENTER INTO AN AGREEMENT SATISFACTORY TO THE CITY ENGINEER TO ASSURE THE WORK WILL BE PERFORMED PRIOR TO THE SALE OF THE FIRST UNIT.

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 Ontai. Passed by a 6-0 vote with Commissioner Steele not present. Resolution No. 3978-PC.

ITEM 23: 4718 KENMORE TENTATIVE MAP – PROJECT NO. 80837

Michelle Sokolowski presented Report No. PC-06-053 to the Planning Commission

Speaker slip submitted in favor by Cameron Scott.

Speaker slip submitted in opposition by Marcus Swed, and Nancy Duremberg.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO DATE UNCERTAIN TO ALLOW TIME FOR THE APPLICANT TO COME BACK WITH A LANDSCPE CONCEPT PLAN, BUILDING CONDITIONS REPORT, AND A GEOTECHNICAL REPORT. Second by Commissioner Chase. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM 24: 4173 OHIO TENTATIVE MAP – PROJECT NO. 74857

Renee Mezo presented Report No. PC-06-065 to the Planning Commission.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-101 WITH THE ADDITIONAL CONDITIONS:

THE APPLICANT IS ALSO AGREEING 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 SUBMIT AN UPDATED EVALUATION BY A LICENSED STRUCTURAL ENGINEER CONFIRMING THAT THE INTEGRAL BUILDING COMPONENTS WITH A LIFE OF FIVE YEARS OR LESS, SPECIFIED IN THE INDEPENDENT BUILDING EVALUATION HAVE BEEN REPLACED OR SHALL ENTER INTO AN AGREEMENT SATISFACTORY TO THE CITY ENGINEER TO ASSURE THE WORK WILL BE PERFORMED PRIOR TO THE SALE OF THE FIRST UNIT.

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 Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 3979-PC.

ITEM 25: 4657 OREGON STREET TENTATIVE MAP – PROJECT NO. 78882

Speaker slip submitted in favor by Terry Moore.

No one present to speak in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO MARCH 30, 2006 AS REQUESTED BY THE APPLICANT. Second by Commissioner Chase. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM 26: 4585 HAMILTON STREET TENTATIVE MAP – PROJECT NO. 73745

Michelle Sokolowski presented Report No. PC-06-077 to the Planning Commission.

Speaker slip submitted in favor by Jeremy Cowen.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-177 WITH THE ADDITIONAL CONDITIONS: WITH THE MODIFICATIONS TO THE HOLLYWOOD STRIPS.

THE APPLICANT IS ALSO AGREEING 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 SUBMIT AN UPDATED EVALUATION BY A LICENSED STRUCTURAL ENGINEER

CONFIRMING THAT THE INTEGRAL BUILDING COMPONENTS WITH A LIFE OF FIVE YEARS OR LESS, SPECIFIED IN THE INDEPENDENT BUILDING EVALUATION HAVE BEEN REPLACED OR SHALL ENTER INTO AN AGREEMENT SATISFACTORY TO THE CITY ENGINEER TO ASSURE THE WORK WILL BE PERFORMED PRIOR TO THE SALE OF THE FIRST UNIT.

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 Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present. Resolution No. 3980-PC.

ITEM 27: **GENERAL PLAN UPDATE -WORKSHOP**

The General Plan Update, Report No. PC-06-092, was presented to the Planning Commission by various city staff members. They include Betsy McCullough, Nancy Bragado, Jean Cameron, Patsy Chow, Cecilia Williams, Randy Rodriguez, and Marco Camacho.

Speaker slips submitted in favor by Bill Anderson, Steve Laub, and Laura Benson.

Speaker slips submitted in opposition by Dave Nielsen, Meg Curtin, Scott Molloy, and Tom Scott

Workshop was held.

Chairperson Schultz adjourned the Planning Commission meeting at 5:55 pm.