

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 15, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:25 a.m. Chairperson Schultz adjourned the meeting at 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz- present
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- Not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Eric Naslund- present
Vacancy
Shirley Edwards, City Attorney- present
Cecilia Williams, Planning Department – present
Mike Westlake, Development Services Department-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ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**
Item No. 7 was requested to be continued to March 29, 2007 and Item No. 14 was withdrawn

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No 11 Item No. 12 and Item No. 13 were placed on the consent agenda.

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

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

ITEM -6: **APPROVAL OF THE MINUTES FOR FEBRUARY 15, 2007 AND MARCH 8, 2007:**

APPROVAL OF THE MINUTES FOR FEBRUARY 15, 2007:

Commission action:

MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE THE MINUTES FOR FEBRUARY 15 WITH THESE CORRECTIONS ON ITEM NO. 10; MAKER OF THE MOTION WAS COMMISSIONER NASLUND, ALONG WITH DELETE THE WORD "IN", AND INSERT THE WORD "ON" TO READ AS THE FOLLOWING; RECOMMENDS PLANTING WITH A MORE NATIVE PLANTING ON GRADE AROUND THE RETAINING WALL.

Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner Griswold not present and one vacancy.

APPROVAL OF THE MINUTES FOR MARCH 8, 2007:

Commission action:

MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE THE MINUTES FOR MARCH 8, 2007 AS PRESENTED.

Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner Griswold not present and one vacancy.

ITEM-7: *Continued from February 8 and March 1, 2007*

4133 FLORIDA STREET TENTATIVE MAP- PROJECT NO. 89306

City Council District: 3; Plan Area: Greater North Park

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE TO MARCH 29, 2007.

Second by Commissioner Garcia. Passed by a 5-0-2 vote with Commissioner Griswold not present and one vacancy

ITEM-8: *Appeal of the Hearing Officer Decision from December 20, 2006:*

***BOULEVARD APARTMENTS - PROJECT NO. 55461**

City Council District: 3; Plan Area: Greater North Park

Paul Godwin presented Report No. PC-07-031 to the Planning Commission.

Speaker slips submitted in opposition of the appeal and approve the project by Mathew Patrick, Theresa Quioz, Rosemary Johnston, Kevin Smith, Diane, and Simon Rough.

No one present to speak in favor of the appeal.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVE THE APPEAL AND APPROVE THE SITE DEVELOPMENT PERMIT NO. 168092.

ADOPT THE STATEMENT OF OVERRIDING CONSIDERATION, WITH THE ADDITIONAL LANGUAGE; HOUSING IS TARGETED FOR THOSE AT 40% AMI AND LOWER.

CERTIFY THE ENVIRONMENTAL IMPACT REPORT NO. 55461.

INCORPORATE THE AGREEMENTS MADE WITH THE COMMUNITY ON A 50 YEAR PARKING MANAGEMENT PLAN.

Second by Commissioner Ontai. Passed by 5-0-2 with Commissioner Griswold not present and one vacancy. Resolution No. 4230-PC.

ITEM-9: *MONTE VERDE– PROJECT NO. 6563
City Council District: 1; Plan Area: University

Time Daly presented Report No. PC-07-043 to the Planning Commission.

Speaker slips submitted in favor by: Paul Robinson, Stuart Posnock, Martin Poirier, Calvin, Woo, George Lattimer, Victoria Molina, Jim Gleason, Ken Price, Curtis Olson, Ruthe Resnick, Michelle Shriner, Cadie Browne, Betsy Lane, Art Johnson, Timmerly Pearl, David Bretow, Rita Geller, Marvin Muskat, Michael Engel, Patti Krebs, Olga Corona, Lawerance Levy, Kathy Bongiovanni, Scott Barnett, Karin Threat, Robert Landry, Alice Tana, Brandon King, Justin Mott, Kimberly Sosa, David Hill, Patricia Quizoda, Roya Noori, Bruce File, James Howe, Susana Albarran, Paul Hormann, Martha Dalseth, Patricia LaPointe, Andrew Tran, Michele Rogers, Steven Morse, Arturo Zepeda, Thomas Winkler, Carol Morse, Javier Pinon, James Bradle, Michael Chism, Chris Winkler, John Ortiz, Shaalia Edwards, Anne Leckie, Mary Smith, James Leckie III, Ronald Nielsen, Jared Ziman, Martha Ramirez, Stefanie Wardrip, Irina Dubova, Toby Wardrip, Tina Duong, Monica Cuenas, Richard Biberacher, Lana Lasam, Robin Rogerson, Jason Manipon, Jim Mitchell, Sarena Cawles, Jeff Van Andel, Karen Caruse, Myles Gardner, Mario Mendez, Cathy Espinoza, Joanna Zuniga, Tami Pearce, Andrea, Bos, Robert Lettas, Lyana Khan, Jenny Brown, Cynthia Gerdes, Juan Villegas, Nozar Ravanbach, Siavash Khajehzadeh, Jeff Baker, Richard Hadley, Derek Ek, Steve Knight, John Still, Sandra Goldman, Thelma Bretow, Ahmad Arfaei, Charlotte Knutson, Sarah Holder, Ryan Martinez, Melissa Khoury, Roger Stewart, Petar Emge, Derrick Emge, Suranglehana, Burthalest, Paul Kennedy, Joel Alegre, Stephen Kennedy, Scott Robinson, Cathy Carlson, Janet Bianchini, Anita Craig, Bruce Dahl, Warren Oswalt, Joel Fields, Judith Levy, Jeanette Hollingworth, Juvenal Velazquez, Richar Maurer, Jeff Harvey, Bob Bergemann, Don Pansquill, Sandra Nugent, Chuck Chorn, Saul Vega, Andrew Trushinski, Richard Powers, Carol Matson, Time Loewer, Jesus Valencia, Gale Gerdes, Paige Strohson, Brian Bozsoki, Lorenzo Mendoza, J.T. Anderson, Heidi Anderson, Greff Salowsky, Michael Labarne, and Edwin Bucy,

Speaker slips submitted in opposition by: Linda Colley, Chris Paterson, Charles Pratt, Patricia Wilson, Deborah Knight, Theresa Quiroz, Kevin Wirsing, Robert Treitler, and Janay Kruger.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI RECOMMENDS THAT THE CITY COUNCIL ACCEPTS THE REDUCED 21-STORY PROPOSAL, WITH ADDITIONAL RECOMMENDATION;
THE PLANNING COMMISSION IS UNABLE TO FIND THE EXTRAORDINARY BENEFIT THAT ALLOWS US TO MAKE THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROJECT AS DEFINED BY THE APPLICANT. THE COMMISSION RECOGNIZES THAT THE 21-STORY "REDUCED PROJECT ALTERNATIVE"

THAT IS DISCUSSED IN THE FINAL ENVIRONMENTAL IMPACT (FEIR) REDUCES THE CUMULATIVE AND UNMITIGABLE IMPACTS, HOWEVER WE ACKNOWLEDGE THAT WE STILL HAVE SIGNIFICANT UNMITIGATED NEGATIVE IMPACTS ON WHICH WE STILL CANNOT MAKE THE FINDINGS OF OVERRIDING CONSIDERATION FOR THIS "REDUCED ALTERNATIVE."

THAT THE RESPONSES TO ISSUES RAISED BY THE CITY ATTORNEY DURING THE MOTION WILL BE ADDRESSED AND PRESENTED TO THE CITY COUNCIL BY STAFF.

Second by Vice-Chairperson Garcia. Passed by a 4-1-2 with Commissioner Naslund voting nay, Commissioner Griswold not present and one vacancy.
Resolution No. 4245-PC.

ITEM-9: **CONSIDERATION OF THE EAST VILLAGE SQUARE COMPREHENSIVE SIGN PLAN**

City Council District: 2; Plan Area: Downtown

Brad Richter presented Report NO. PC-07-056 to the Planning Commission

No one present to speak in favor or opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO RECOMMEND THE CITY COUNCIL APPROVE THE EAST VILLAGE COMPREHENSIVE SQUARE SIGN PLAN.

Second by Commissioner Ontai passed by a 4-0-3 vote with Commissioner Naslund recusing, Commissioner Griswold not present, and one vacancy.
Resolution No. 4234-PC.

ITEM-10: **WATSON RANCH CREEK CULVERT REPLACEMENT PROJECT NO. 90309**

City Council District: 1; Plan Area: Torrey Highlands Community Plan area

COMMISSION ACTION:

CONSENT MOTION BY VICE-CHAIRPERSON GARCIA TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 90309, ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) AND APPROVE SITE DEVELOPMENT PERMIT NO. 368889.

Second by Commissioner Ontai. Passed by a 4-2-1 vote with and vacancy .
Resolution No. 4234 PC.

ITEM-11: **4760 KANSAS TENTATIVE MAP– PROJECT NO. 89111**
City Council District: 3; Plan Area: Greater North Park

COMMISSION ACTION:

CONSENT MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE TENTATIVE MAP NO.284920 AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES AS PRESENTED IN REPORT NO. PC-07-053 TO THE PLANNING COMMISSION. Second by Commissioner Ontai Passed by a 5 -0-2 vote with Commissioner Griswold not present and one vacancy. Resolution No. 4232-PC.

ITEM-12: **3747 32nd STREET TENTATIVE MAP– PROJECT NO. 90852**
City Council District: 3; Plan Area: Greater North Park

COMMISSION ACTION:

CONSENT MOTION BY VICE-CHAIRPERSON GARCIA TO APPROVE TENTATIVE MAP NO. 291658, AND APPROVE A WAIVER TO THE REQUIREMENTS FOR THE UNDERGROUNDING OF THE EXISTING OVERHEAD UTILITIES AS PRESENTED IN REPORT NO. PC-07-028 TO THE PLANNING COMMISSION. Second by Commissioner Ontai Passed by a 5-0-2 vote with Commissioner Griswold not present and one vacancy. Resolution No. 4233-PC.

ITEM-13: **HAZARD CENTER REDEVELOPMENT - PROJECT NO. 119384**
City Council District: 6; Plan Area: Mission Valley

This Item was withdrawn from the docket.

Chairperson Schultz adjourned the Planning Commission meeting at 4:00 p.m.