

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 3, 2008
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:12 a.m. Commissioner Schultz adjourned the meeting at 2:44 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz - present
Vice-Chairperson - Vacant
Commissioner Robert Griswold - present
Commissioner Gil Ontai - present
Commissioner Dennis Otsuji – present
Commissioner Eric Naslund - present
Commissioner Mike Smiley – not present

Staff

Andrea Dixon, City Attorney - present
Mary Wright, CP & CI - present
Ceclia Gallaredo, Development Services Department - present
Elisa Contreras, Recorder - present
Donna Trask, Recorder - present

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

Jim Varnardore P.O. 5859, City Heights, 92165 spoke on the issue of last year when the Planning Commission considered Price charity's request for an amendment to the Mid City's community plan. Last year he testified that City Heights has little faith in the Price organization promises. Mr. Varnardore also acknowledged Chairman Schultz suggestions about job creations and work force housing. He also commented on Commissioner Garcia's idea about recreation, her idea for a group of amendment proposals each discussing how this new phase will work together with other elements on the parcel.

ITEM-2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

Item 7, PTS #92076 trailed from March 6, K. Lynch-Ashcraft request a one week continuance to April 10, 2008

Item 14, Bruce Leidenberger needed more time to analysis the report. Mary Wright was ready to answer any questions. Continuance was denied item was heard

Item 17, PTS #94392 Charles Bahde referring to legal issue. Continuance was denied item was heard

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

Item 8, 9, 11, 12, 16, 18 were placed on consent agenda

ITEM-4: DIRECTOR'S REPORT:

Mary Wright reported that the City Council appropriated funding for the Grantville master plan that was initiated last year by the Council. It included amendments to the Navajo and Tierrasanta Community Planning groups to coordinate the development proposals within the redevelopment areas, and to address land use and infrastructure within that area of the City. Work will start soon with our selected consultant Jones & Stokes

ITEM-5: COMMISSION COMMENT:

Commission Ontai commended the CCAC for the wonderful report and the many hours spent on the community issues within the downtown area.

ITEM -6: **APPROVAL OF THE MINUTES FEBRUARY 14, 2008 AND FEBRUARY 21, 2008**

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR FEBRUARY 14, 2008 AS PRESENTED. Second by Commissioner Otsuji. Passed 4-0-3 with Naslund recusing on this item due to not being present at the February 14, 2008 meeting. Commissioner Smiley not present and one vacancy.

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR FEBRUARY 21, 2008 AS PRESENTED. Second by Commission Otsuji with the correction: Commissioner Otsuji and Chairman Schultz name's to be spelled correctly. Passed by a vote of 5-0-2 with Commissioner Smiley not present and one vacancy.

ITEM -7: *Continued from June 28, August 9, September 20, 2007 and January 24, 2008, Trailed from March 20, 2008:*

AMERICAN TOWERS-AVIATION-PROJECT 92076

City Council District: 4; Plan Area: Skyline Paradise Hills

Staff: Karen Lynch-Ashcraft

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUE ITEM TO APRIL 10, 2008. Second by Commissioner Naslund. Passed by a vote of 4-0-3 with Commissioner Griswold recusing, Commissioner Smiley not present and one vacancy.

ITEM -8: *Continued from March 13, 2008, Trailed from March 20, 2008:*

SUNRISE SENIOR LIVING-PROJECT NO. 122152

City Council District: 5; Plan Area: Sabre Springs

Staff: Helene Deisher

Speaker slips in favor of the project by Elizabeth Maxwell, Elizabeth Porreca, Lee Sherwood, Randy Rodriguez, Melanie Nichols, Roger Green, George Ross, Ron Brockhoff.

No speaker slip in opposition

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE CERTIFY MITIGATED NEGATIVE DECLARATION NO. 132808, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM;

APPROVE PLANNED DEVELOPMENT PERMIT NO. 459606;

APPROVE CONDITIONAL USE PERMIT NO. 459605.

AS PRESENTED IN REPORT NO. PC-08-025. Second by Commissioner Naslund. Passed by a vote 4-0-3. Chairman Schultz recusing, Commissioner Smiley not present and one vacancy. Resolution No. 4385-PC
Commissioner Ontai chaired this item.

ITEM -9: *Continued from March 13, 2008, Trailed from March 20, 2008:*

1610 UPAS STREET MAP WAIVER-PROJECT NO. 128321

City Council District: 3; Plan Area: Uptown

Staff: Derrick Johnson

Speaker slips in favor of the project by Robert Bateman

No speaker slip in opposition

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE SITE DEVELOPMENT PERMIT NO. 525219 AND MAP WAIVER NO. 441538, INCLUDING THE REQUEST TO WAIVE THE REQUIREMENTS TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

AS PRESENTED REPORT NO.PC-08-038. Second by Commissioner Naslund. Passed by a vote 4-1-2. With Commissioner Griswold voting nay. Commissioner Smiley not present and one vacancy. Resolution No. 4386-PC

ITEM-10: *Trailed from March 20, 2008:*

STEBBINS RESIDENCE-PROJECT NO. 51076

City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar/ Presented by Patrick Hooper

Speaker slips in favor of the project David Stebbins, Louis Wolfsheimer, Neil Czujko, Ahuin L. Cox, Mark Rose, Myrna Niebla, Mark Raynes, James M. Burks, Patricia Stouffinecker, Barbara Nelson, Maxine Loomis,

No speaker slips in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO APPROVE CERTIFY MITIGATED NEGATIVE DECLARATION NO. 51076.

ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

APPROVE COASTAL DEVELOPMENT PERMIT NO. 147134.

APPROVE SITE DEVELOPMENT PERMIT NO. 389939

APPROVE VARIANCE NO. 528347.

AS PRESENTED IN REPORT NO.PC-08-034 WITH THE REVISION; WHEN THE COMMUNITY PLAN IS IN A DRAFT FORM THAT ISSUES THAT HAVE BEEN SPOKEN TO BE ADDRESSED AS A GUIDED LINE FOR FUTURE PROJECTS. Second by Commissioner Ontai. Passed by a 5-0-2 with Commissioner Smiley not present and one vacancy. Resolution No. 4387-PC

Break
10:28-10:42

ITEM-11: *Trailed from March 20, 2008:*

HYATT STREET TENTATIVE MAP-PROJECT NO. 96587

City Council District: 6; Plan Area: Linda Vista

Staff: Jeannette Temple

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE TENTATIVE MAP NO. 313791; AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES AS IN PRESENTED REPORT NO.PC-08-028. Second by Commissioner Naslund. Passed by a 4-1-2 Commissioner Griswold voting nay. Commissioner Smiley not present and one vacancy. Resolution No. 4388-PC

ITEM-12: *Trailed from March 20, 2008:*

3540 MISSION BLVD TENTATIVE MAP-PROJECT NO. 93931

City Council District: 2; Plan Area: Mission Beach

Staff: Helene Deisher

Speaker slips in favor of the project by Robert Bateman, Terry L. Sheldon

No speaker slips in opposition

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE TENTATIVE MAP NO. 303562 AND WAIVE THE REQUIREMENT TO UNDERGROUND EXISTING UTILITIES AS IN PRESENTED REPORT NO.PC-08-037. Second by Commissioner Naslund. Passed 4-1-2 Commissioner Griswold voting nay. Commissioner Smiley not present and one vacancy. Resolution No. 4389-PC

ITEM-13: *Appeal of the Hearing Officer decision of January 9, 2008
Continued from March 6, 2008 & March 13, 2008:*

5115 63rd STREET TENTATIVE MAP-PROJECT NO. 122152

City Council District: 7; Plan Area: College

Staff: Edith Gutierrez

Speaker slip in favor of project Michael Haaland

Speaker slips in favor of the appeal Mike Schaffer, William Kenney, Ann Lottrell, Andy Beauparlant, M. Younker

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO TRAIL THE ITEM TO APRIL 17, 2008. Second by Commissioner Griswold. Passed by a 4-0-3 with Commissioner Naslund and Smiley not present and one vacancy.

ITEM-14: *Continued from March 6, 2008:*

**AMENDMENT TO THE MID-CITY ORDINANCE-
COMMUNITIES PLANNED DISTRICT ORDINANCE (MCCPDO)
FOR AN INTERIM HEIGHT LIMITATION IN THE UPTOWN
COMMUNITY**

City Council District: 2 & 3; Plan Area: Uptown

Staff: Marlon Pangilinan

Speaker slips in Favor Leo Wilson, Barry E. Hager,

Speaker slips in opposition Bob Lawrence, Robin Munro, Ian Epley, Ron Buckley

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO CONTINUED ITEM TO MAY 8, 2008 AS PRESENTED IN REPORT NO.PC-08-035. Second by Commissioner Naslund. Passed by a 4-0-3 Commissioner Griswold recusing due to not being present March 6, 2008. Commissioner Smiley not present and one vacancy.

Mary Wright with the City Planning & Community Investment Department requested that the item be push back 3 to 4 weeks to give her time to review the density analysis with an architect.

This item was heard out of order @ 11:18

Lunch
12:10-1:06

ITEM-15: *Continued from March 13, 2008:*

BILLINGSLEY RESIDENCE-PROJECT NO. 62130

City Council District: 2; Plan Area: Ocean Beach

Staff: Patrick Hooper

Speaker slips in favor Kirby Pray, Matt Winter

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO RECOMMEND THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION NO. 62130 AND ADOPT THE ASSOCIATED MITIGATION, MONITORING AND REPORTING PROGRAM.

RECOMMEND THAT THE CITY COUNCIL APPROVE PUBLIC RIGHT-OF -WAY VACATION NO. 530896.

RECOMMEND THAT THE CITY COUNCIL APPROVE NEIGHBORHOOD DEVELOPMENT PERMIT NO. 186747.

RECOMMEND THAT THE CITY COUNCIL APPROVE VARIANCE NO. 537644. AS PRESENTED IN REPORT NO.PC-08-035. Second by

Commissioner Griswold. Passed by a 4-0-3 with Commissioner Naslund and Commissioner Smiley not present and one vacancy.
Resolution No. 4390-PC

ADDITIONAL RECOMMENDATION:
THE SLOPE ISSUE WILL BE ADDRESSED IN REGARDS TO THE FINAL DOCUMENT BEING SUBMITTED.

ITEM-16: *Continued from March 13, 2008:*

4052 32nd STREET TENTATIVE MAP-PROJECT No. 139502
City Council District: 2; Plan Area: Ocean Beach

Staff: Michelle Sokolowski

Speaker slips in favor by Daniel Dillard

No speaker slip in opposition

COMMISSION ACTION:
CONSENT MOTION BY COMMISSIONER OTSUJU TO APPROVE TENTATIVE MAP NO. 486185; AND APPROVE A WAIVER OF THE REQUIREMENT TO UNDERGROUND THE EXISTING OVERHEAD UTILITIES AS IN PRESENTED REPORT NO.PC-08-032. Second by Commissioner Naslund. Passed by a vote of 4-1-2 Commissioner Griswold voting nay. Commissioner Smiley not present and one vacancy.
Resolution No. 4391-PC

ITEM-17: **SCRIPPS MERCY HOSPITAL-PROJECT NO. 94392**
City Council District: 3; Plan Area: Uptown

Staff: Renee Mezo

Speaker slips in favor by Lynne Heidel, Tom Gammieri, Jacob Swim, Paul Luster, Rick Gorton, Ted Shaw, Bradley Stech, Barry Bevier, Lee Sherwood, Bruce Rainey

Speaker slips in opposition Charles Bahde

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO RECOMMEND THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION NO. 94392 AND ADOPT THE MITIGATION MONITORING REPORTING PROGRAM.

RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE PROGRESS GUIDE, AND GENERAL PLAN, AND THE UPTOWN COMMUNITY PLAN NO. 333363, REZONE NO. 525271, SITE DEVELOPMENT PERMIT NO. 531932, CONDITIONAL USE PERMIT AMENDMENT NO. 304755, PUBLIC RIGHT-OF-WAY VACATION NOS. 525320, 525326, PUBLIC RIGHT-OF-WAY

AS PRESENTED IN REPORT NO.PC-08-040. Second by Commissioner Griswold. Passed by a vote of 4-0-3 Commissioner Naslund not present for this item, Commissioner Smiley not present and one vacancy. Resolution no. 4392-PC

ADDITIONAL RECOMMENDATIONS:
LOOK INTO THE ALTERNATIVE ROAD SURFACE MATERIAL FOR ACCESS TO THE MANHOLES.

ITEM-18: **EMERALD STREET MIXED USE-PROJECT NO. 126601**
City Council District: 2; Plan Area: Pacific Beach

Staff: Diane Murbach

No speaker slips in favor

Speaker slips in opposition

COMMISSION ACTION:
CONSENT MOTION BY COMMISSIONER OTSUJI TO CERTIFY MITIGATED DECLARATION NO. 126601 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 434673, PLANNED DEVELOPMENT PERMIT NO. 434433, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 471577, VESTING TENTATIVE MAP NO. 440517, AND A WAIVER TO THE REQUIREMENT TO UNDERGROUND A PORTION OF THE EXISTING OVERHEAD UTILITIES AS PRESENTED IN REPORT NO.PC-08-043. Second by Commissioner Ontai. Passed by a vote of 5-0-2. Commissioner Smiley not present and one vacancy. Resolution No. 4393-PC

ITEM-19: **BAY VIEW PLAZA-PROJECT NO. 149101**
City Council District: 6; Plan Area: Clairemont Mesa

Staff: Farah Mahzari

Speaker slips in favor Dave Potter, Christopher Neils, Jeff Rogers, Craig W. Clark, Bruce Burgener.

No Speaker slips in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND CITY COUNCIL CERTIFY ADDENDUM NO. 149101 TO THE PREVIOUSLY CERTIFIED MITIGATED NEGATIVE DECLARATION NO. 5540;

RECOMMEND CITY COUNCIL APPROVAL OF PLANNED DEVELOPMENT PERMIT NO. 525776, SITE DEVELOPMENT PERMIT NO. 525777, AND TENTATIVE MAP NO. 525789 AS IN PRESENTED REPORT NO.PC-08-042. Second by Commission Ontai Passed by a 4-0-3 with Commissioner Otsuji recusing Commissioner Smiley not present and one vacancy. Reso. #

This item heard out of order @10:44

Commissioner Shultz adjourned the meeting at 2:44