

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 24, 2008
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:04 a.m. Chairperson Schultz adjourned the meeting at 3:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz – present
Vice-Chairperson - Eric Naslund –present
Commissioner Robert Griswold – present left @ 11:30
Commissioner Gil Ontai –present
Commissioner Dennis Otsuji – present
Commissioner Golba - present
Commissioner Mike Smiley – not present

Staff

Andrea Dixon, City Attorney - present
Christine Rothman, Planning Department – present
Mike Westlake, Development Services Department - present
Elisa Contreras, Recorder – present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
None given

ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**
None given

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None given

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

Christine Rothman announced that on July 22 the City Council returned the community planning group bylaws for further review in response to a report from the independent budget analyst requesting a more in-depth of any considerations or repercussions to the community planning group program as a whole, 22 of the 39 bylaws were able to be reviewed by City Planning and Community Investing and The City attorney's office and approved administratively. The remaining bylaws will require City Council approval, and the deviations that they are requesting are less clear in terms of the city-wide impact.

On Tuesday there was a Barrio Logan community update workshop it was declared a success with 115 people in attendance.

ITEM-5: **COMMISSION COMMENT.**
Commissioner Ontai noted that the June 12, 2008 minutes were approved on July 17, 2008 even though the second motion was missing from item 11. Deputy City Attorney Andrea Dixon will check if minutes need to be re-approved.

**Items 6 through 15 were heard out of order.*

ITEM-6: *Appeal from Hearing Officer May 28, 2008:*

HANALEI HOTEL- PROJECT NO. 114212

City Council District: 6; Plan Area: Mission Valley

Staff: Patrick Hooper

Speaker slips submitted opposed to appeal in favor of project by Daniel S. Weber, Janay Kruger, Chris Mendiara, Chris Radder,

Speaker slips submitted in favor of appeal opposed to project by Ellen Shively, Lynn Mulholland, Jim Pough.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO DENY THE APPEAL; AND CERTIFY MITIGATED NEGATIVE DECLARATION NO. 114212; AND APPROVE SITE DEVELOPMENT PERMIT NO. 449629; AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 559063 AS PRESENTED IN REPORT NO. PC-08-088.

Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present. Resolution 4434-PC

ADDITIONAL RECOMMENDATION:

Commissioner Otsuji recommended that the applicant take a look at a new fall out for storm water redirecting run off into the vegetation.

ITEM-7: *Trailed from July 17, 2008:*

OCEAN VIEW VILLAGE- PROJECT NO. 96580

City Council District: 8; Plan Area: Otay Mesa

Staff: Diane Murbach

Speaker slips in favor of project by Norman Kasubuchi, Cheryl Somerfelot, Steve Silverman.

No Speaker slips submitted opposed to the project.

COMMISSION ACTION:

MOTION BY COMMISSIONER GOLBA TO RECOMMEND THAT THE CITY COUNCIL CERTIFY ADDENDUM NO. 96580 TO ENVIRONMENTAL

IMPACT REPORT NO. 98-0189; AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM

RECOMMEND THAT THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 320732, VESTING TENTATIVE MAP NO. 314829 AND REZONE ORDINANCE NO. 314830 AS PRESENTED IN REPORT NO. PC-08-085.

Second by Commissioner Naslund. Passed by a vote of 5-1-1 with Commissioner Griswold voting nay and Commissioner Smiley not present. Resolution 4430-PC

ADDITIONAL RECOMMEDATIONS:

Commissioner Golba recommended to the City Council a requirement to provide Photovoltaic Panels for either the Residential or Commercial/Industrial area that would meet the Expedite Program requirements of Council Policy 900-14.

Commissioner Otsuji recommended to the City Council a Condition to provide for a reclaimed water service if a reclaimed water service is available in the future.

Break 10:19-10:27

ITEM-8: *Trailed from July 17, 2008:*

4611 OHIO STREET- PROJECT NO. 83623

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

Staff: Paul Godwin

Speaker slip submitted in favor of project by Scott Peters

Speaker slip submitted opposed to project by Joy Sunyata

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVED TENTATIVE MAP NO. 263258; AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITES AS PRESENTED IN REPORT NO. PC-08-094.

Second by Commissioner Ontai. Passed by a vote of 4-2-1 with Commissioner Schultz, Griswold voting nay and Commissioner Smiley not present. Resolution No. 4428-PC

ITEM-9: *Trailed from July 17, 2008:*

4176 OREGON TENTIVE MAP - PROJECT NO. 78873

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

Staff: Paul Godwin

Speaker slip submitted in favor of project by Scott Peters

Speaker slip submitted opposed to project by Joy Sunyata

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE TENTATIVE MAP NO. 245495; AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITES AS PRESENTED IN REPORT NO. PC-08-095.

Second by Commissioner Naslund. Passed by a voted of 4-2-1 with Commissioner Schultz, Griswold voting nay, Commissioner Smiley not present. Resolution 4429-PC

ITEM-10: *Continued from April 17, 2008 and June 12, 2008:*

BAHIA VIEW CONDOMINIUMS- CENTRE CITY SITE DEVELOPMENT 2007-27

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Speaker slip submitted in favor of project by Jim Tanner, Bruce Coons.

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVED THE CENTRE CITY SITE DEVELOPMENT PERMIT("SDP") 2007-27 FOR THE BAHIA VIEW CONDOMINIUMS PROJECT INVOLVING THE SUBSTANTIAL ALTERATION OF THE TOURIST HOTEL, LOCAL DESIGNATED RESOURECE #819, WITH CONDITIONS INCLUDING THE REMOVAL, RESTORATION, AND INCORPORATION INTO THE PROJECT OF THE 1888 PORTION OF THE HISTORIC TOURIST HOTEL BUILDING AS PRESENTED IN REPORT NO. PC-08-036. Second by Commissioner Ontai Passed by a vote of 4-0-3 with Commissioner Golba recusing. And Commissioner Griswold, Smiley not present. Resolution 4431-PC

ITEM-11: 777 BEECH STREET CENTRE CITY DEVELOPMENT PERMIT 2006-19 AND MAP WAIVER 349046

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Speaker slip submitted in favor of project by Michael Zucchet.

Speaker slips submitted opposed to project by Rita Collier, Jane Robinson, Barry Bruins, Kathy Casey, Joy Sunyata, Amy Roth, Jan Borkum, Vernon L. Miller, Ann Porter.

COMMISSION ACTION:

MOTION BY COMMISSIONER GOLBA TO RECOMMEND TO THE CITY COUNCIL/REDEVELOPMENT AGENCY APPROVAL OF CENTRE CITY DEVELOPMENT PERMIT 2006-19 AND MAP WAIVER 349046 FOR THE 777 BEECH PROJECT AS PRESENTED IN REPORT NO. PC-08-002. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present. Resolution No. 4437-PC

ITEM-12: HOLLISTER BATCH PLANT – PROJECT NO. 109619

City Council District: 8; Plan Area: Otay Mesa-Nestor

Staff: Sandra Teasley

Speaker slips submitted in favor of project by Jack Bransford, Chris Garrett, Marvin Howell, Barry Jones, Gary McColl, Wayne Chang, Travis Jokerst.

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO CERTIFY ADDENDUM TO NEGATIVE DECLARATION NO. 81-09-27;

APPROVE CONDITIONAL USE PERMIT NO. 366071 AND SITE DEVELOPMENT PERMIT NO. 562528 WITH CONDITIONS AS PRESENTED IN REPORT NO. 08-072. Second by Commissioner Golba passed by a vote of 4-1-2 with Commissioner Otsuji recusing, Commissioner Griswold and Smiley not present. Resolution 4432-PC

Lunch 11:57-12:51

ITEM-13: **MIRA SORRENTO CPA INITIATION – PROJECT NO. 159481**
City Council District: 5; Plan Area: Mira Mesa

Staff: Daniel Monroe

Speaker slip submitted in favor of project by Cindy Eldred

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE THE INITIATION PLAN AMENDMENT PROCESS AS PRESENTED IN REPORT NO. PC-08-102. Second by Commissioner Otsuji. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present. Resolution 4433-PC

Break 2:17-2:23

ITEM-14: **T-MOBILE THE POINTE – PROJECT NO. 140500**
City Council District: 2; Plan Area: Uptown

Staff: Simon Tse

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CERTIFY NEGATIVE DECLARATION NO. 140500; AND APPROVE CONDITIONAL USE PERMIT NO. 490028 AS PRESENTED IN REPORT NO. PC-08-093. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Griswold and Smiley not present. Resolution No. 4435-PC

ITEM-15: **SPRINT NEXTEL 939 COAST BLVD – PROJECT NO. 140684**
City Council District: 1; Plan Area: La Jolla

Staff: Simon Tse

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE CONDITIONAL USE PERMIT 490936 AS PRESENT IN REPORT NO. PC-08-092 Second by Commissioner Otsuji. Passed by a vote of 4-0-3 with Commissioner Golba abstaining, Commissioner's Griswold and Smiley not present. Resolution No. 4436-PC