

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 23, 2008
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:06 am. Chairperson Schultz adjourned the meeting at 5:52 pm

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz – present (not present from 11:10am-1:15 pm)
Vice-Chairperson - Eric Naslund –present (left at 4:28pm)
Commissioner Robert Griswold – present (left 12:15pm)
Commissioner Gil Ontai –present
Commissioner Dennis Otsuji - present
Commissioner Mike Smiley – not present
Commissioner Tim Golba - present

Staff

Shirley Edwards, City Attorney - present
Christine Rothman, Planning Department – present
Mike Westlake, Development Services Department - present
Brenda Clark, Legislative Secretary - present
Elisa Contreras, Recorder – present

ITEM 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:
 Joy Sunyata commented on amendments and how they relate to the general plan, increasing budget crisis. Ms. Sunyata inquired about the missing Housing category in the General plan, Bill Anderson mention that housing element is a separate document.

ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN: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

ITEM 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
 Item 14

ITEM 4: DIRECTOR’S REPORT:
 Bill Anderson reported the City Council approved Quarry Falls 7-1, Council recommended initiation of the roadway connection to 805, that initiation starts the process for analyzing that proposal and environmental impacts and the economic costs benefits. Announcement of Bennur Koksuz the New Deputy Director of the Urban Form Division she will oversee Urban design, Park plan, Historic resources and Open Space planning group.

ITEM-5: COMMISSION COMMENT.
 Commissioner Schultz spoke about an email he had received regarding the approval of the Mission Village development project. Recently he drove around that community and noticed a big vacant parcel where Planning Commission had discussed a project and asked that staff look into it and get back with a status on that project, the project possibly being The Mission development project in Serra Mesa.

ITEM 6: APPROVAL OF MINUTES OF SEPTEMBER 4, 2008
 MOTION WAS TABLE TO A FUTURE DATE COMMISSIONER NASLUND AND OSTUJI QUESTIONED IF THEY WERE IN ATTENDANCE DURING APPROVAL OF MINUTES ON SEPTMEBER 4, 2008.

ITEM-7: *Continued from September 4, 2008, trailed from September 25, 2008, October 2, 2008, October 9, 2008 and October 16, 2008:*

***LIBERATORE RESIDENCE – PROJECT NO. 113555**
 City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Speaker slips submitted in favor of the project by Matt Peterson, Fedrico Liberatore, Skip Shaputnic.

Speaker slips submitted oppose to project by Matthew Duvall.

COMMISSION ACTION:

MOTION BY COMMISSIONER GOLBA TO CONTINUE TO TWO WEEKS, NOVEMBER 6, 2008. Second by Commissioner Griswold. Passed by a vote of 5-0-2 with Commissioner Otsuji recusing and Commissioner Smiley not present.

ITEM- 8: *Appeal from the Development Service Decision of August 5, 2008 and Trailed from October 16, 2008:*

***MOUZAS RESIDENCE – PROJECT NO. 134353**

City Council District: 2; Plan Area: Peninsula

Staff: Pete Lynch

Speaker slips submitted in favor of the project by Alexandra Mouzas, Lee Burdick, Gary Taylor.

Speaker slip submitted oppose to project by John Comas.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO DENY THE APPEAL AND UPHOLD THE STAFF DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 467679.

CERTIFY NEGATIVE DECLARATION NO. 134353 AS PRESENTED IN REPORT NO. PC-08-126. Second by Commissioner Golba. Passed by a vote of 6-0-1 with Commissioner Smiley not present. Resolution No. 4458-PC

ITEM- 9: *Trailed from October 16, 2008:*

CONDOMINIUM CONVERSIONS – FORESTALLING IMPROVEMENTS – PROJECT NO. 1193

City Council District: All; Plan Area: Citywide

Staff: Dan Joyce

Speaker slips submitted in favor of project by Alexia Mihalitsianos, Good Steward Enterprises, Carol Miller, Maggie Roland, Evelyn Heidelbero, David Stebbial, Chris Christensen.

Speaker slip submitted opposed to project by Joy Sunyata.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND TO THE CITY COUNCIL DENIAL OF THE AMENDMENTS TO THE LAND DEVELOPMENT CODE AND LOCAL COASTAL PROGRAM THAT WOULD ALLOW FINAL MAP APPROVAL PRIOR TO COMPLETION OF

ALL TENTATIVE MAP REQUIREMENTS AS PRESENTED IN REPORT NO. PC-08-127. Second by Commissioner Otsuji. Passed by a vote of 5-0-2 with Commissioners Schultz and Smiley not present.

Break 11:10-11:21

ITEM- 10: *Continued from October 16, 2008:*

***PALLADIUM AT AERO – PROJECT NO. 148904**

City Council District: 6; Plan Area: Kearny Mesa

Staff: John Fisher

Speaker slips submitted in favor of project by Mark Moody, Gary Katz, R. C. Alley, Marcela Escobar-Eck, John Kenney, Tobin Symmank, Wade Mains, Ted Shaw.

Speaker slip submitted opposed to project by Cindy Moore.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO RECOMMEND CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION 148904, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND

RECOMMEND CITY COUNCIL APPROVE REZONE NO. 524639, GENERAL PLAN AND KEARNY MESA COMMUNITY PLAN AMENDMENT NO. 524638, PUBLIC RIGHT-OF WAY- VACATION NO. 524640, VESTING TENTATIVE MAP NO. 524641 AND SITE DEVELOPMENT PERMIT NO. 524637 AS PRESENTED IN REPORT NO. PC-08-125. Second by Commissioner Ontai. Passed by a vote of 4-2-1 with Commissioners Griswold and Golba voting Nay and Commissioner Smiley not present. Resolution No. 4460-PC

RECOMMENDATION:

RECOMMENDATION BY COMMISSIONER OTUJI TO DIRECT STAFF AND THE APPLICANT TO CONTINUE TO IMPROVE THE CONTENT OF THE URBAN DESIGN, STREETScape AND STREETYARD GUIDELINES FOR AERO DRIVE. THE IMPROVEMENTS WOULD ADDRESS: ENTRY POINTS INTO KEARNY MESA AND SERRA MESA COMMUNITIES; IRRIGATION AND PLANT PALETTE COORDINATION TO ASSURE COMPATIBILITY; NO MONOCULTURE TREE SPECIES ALONG AERO DRIVE TO ASSURE VIABILITY, HEALTH, INTEREST, WALKABILITY AND PEDESTRIAN EXPERIENCE. AND LASTLY, MEDIANS IN THE RIGHT-OF-WAY LESS THAN SEVEN FEET WIDE SHOULD EXPLORE MATERIALS MORE AGREEABLE TO THE ENVIRONMENT OTHER THAN CONCRETE AND MEDIANS FOURTEEN FEET IN WIDTH SHOULD INTEGRATE THE DESIGN OF THE MEDIAN AND PARKWAY PLANTING TO SLOW TRAFFIC TO CREATE A SAFER ENVIRONMENT.

Lunch Break 12:11-1:30

ITEM-11: *SCRIPPS GREEN HOSPITAL CAMPUS-PROJECT NO. 96361

City Council District: 1; Plan Area: University City

Staff: Patricia Grabski

Speaker slips submitted in favor of the project by Mike Lewis, Ted Shaw, Robin Brown, Bruce Rawey, Jeff Benson, Jacob Swim, Aaron Werner, Lynne Heidel, Lee Sherwood.

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO CERTIFY MITIGATED NEGATIVE DECLARATION (MDN) NO. 96361; AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); AND

APPROVE PERMIT AMENDMENTS TO CONSOLIDATE CONDITIONAL USE PERMIT (CUP) NO. 86-0262; COASTAL DEVELOPMENT PERMIT (CDP)/HILLSIDE REVIEW PERMIT (HRP)/PLANNED INDUSTRIAL DEVELOPMENT PERMIT (PID) NO. 88-0244; CDP/CUP NO. 92-0501; AND CDP NO. 92-0506; AND

APPROVE PLANNED DEVELOPMENT PERMIT (PDP) NO. 558012; CUP NO. 312843; SITE DEVELOPMENT PERMIT (SDP) NO. 312846; AND CDP NO. 312847 FOR A NEW OUTPATIENT CANCER TREATMENT AND RESEARCH CENTER, AND A NEW FOUR LEVEL, 799 SPACE PARKING STRUCTURE FOR EMPLOYEES OF THE SCRIPPS GREEN HOSPITAL CAMPUS AS PRESENTED IN REPORT NO. PC-08-115. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioners Griswold and Smiley not present. Resolution No. 4459-PC

ADDITIONAL CONDITIONS:

COMMISSIONER NASLUND INCLUDED A CONDITION FOR APPLICANT TO RESEARCH AND TRY TO INCLUDE THROUGH AN APPROPRIATE VENDOR PHOTOVOLTIC PANELS ON PARKING STRUCTURE TRELLIS.

ITEM-12: ***SYCAMORE LANDFILL MASTER PLAN – PROJECT NO. 5617**
 City Council District: 7; Plan Area: East Elliot

Staff: Jeannette Temple

Speaker slips submitted in favor of the project by Eric Latheis, Ralph Kingery, Robert Barber, Neil Mohr, Patti Krab, Todd Voorhees, Donna Jones, Angelika Villagrana, Hari Shetula, Gary Jander, Chris Mendiara

Speaker slips submitted in opposed to project by Shawn Hagerty, Keith Till, Gary Halbert, Cynthia Conger, Cathy Carte, Ken Lounsbery, Dave Dilday,

Felix Tinkov, Linda Vail, Donna Allen, Bob Allen, Gary Triphan, Tom Grady, Jay Scovie.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO RECOMMEND CITY COUNCIL CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (EIR) NO. 5617, SCH NO. 2003041057; ADOPTION OF THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); AND ADOPTION OF CANDIDATE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS;

RECOMMEND THE CITY COUNCIL APPROVE THE EAST ELLIOT COMMUNITY PLAN AND GENERAL PLAN AMENDMENT NO. 9917;

RECOMMEND THE CITY COUNCIL ADOPT REZONE NO. 534712;

RECOMMEND THE CITY COUNCIL APPROVE, PUBLIC RIGHT OF WAY VACATIONS. NO. 534709 AND EASEMENT VACATIONS NO. 534708 ON PARCEL MAP NO. 534711; RIGHT OF WAY VACATION NO. 534709 ON A PORTION OF MAP NO. 1703; SITE DEVELOPMENT PERMIT NO. 9310 AND PLANNED DEVELOPMENT PERMIT NO. 9309 TO AMEND PRIOR PERMIT NO. 40-0765; AND

RECOMMEND THE CITY COUNCIL CONVEY THE VACATED ACCESS ROAD EASEMENT TO THE APPLICANT AS PRESENTED IN REPORT NO.PC-08-063. Second by Commissioner Golba. Failed by a vote of 3-1-3 with Commissioner Ontai voting Nay and Commissioners Naslund Griswold and Smiley not present 4 affirmative votes are required.

COMMISSIONER SCHULTZ RECOMMENDED THAT THERE BE A MOTION TO RECONSIDER:

MOTION TO RECONSIDER BY OTSUJI, SECOND BY GOLBA. Passed by a vote of 4-0-3 with Commissioners Naslund Griswold and Smiley not present.

MOTION BY COMMISSIONER GOLBA TO DENY STAFF RECOMMENDATION WITH THE KNOWLEDGE THAT THE PLANNING COMMISSION IS ACTING IN A FASHION TO FORWARD PROJECT TO CITY COUNCIL AS A PROCEDURAL MOTION. SECOND BY COMMISSIONER ONTAI. PASSED BY A VOTE OF 4-0-3 with Commissioners Naslund Griswold and Smiley not present.

Break 3:55-4:08

ITEM-13: ***PARK TERRACE – PROJECT NO. 147090**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Speaker slip submitted in favor of the project by Mark Freed.

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 147090 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP); AND

APPROVE SITE DEVELOPMENT PERMIT NO. 519003; AND

APPROVE VESTING TENTATIVE MAP NO. 516984; AND

APPROVE A WAIVER OF THE REQUIREMENT TO UNDERGROUND THE EXISTING OVERHEAD UTILITIES AS PRESENTED IN REPORT NO. PC-08-136. Second by Commissioner Golba. Passed by vote of 4-0-3 with Commissioners Naslund, Griswold and Smiley not present. Resolution No. 4461-PC.

ITEM-14: **1949 GRAND AVENUE TENTATIVE MAP – PROJECT NO. 96319**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Speaker slips submitted in favor of the project by Robert Bateman, Paul Ross.

No speaker slips submitted opposed to the project.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSJUI TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 314328; AND

APPROVE TENTATIVE MAP NO. 529418 AND THE REQUEST TO WAIVE THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD

UTILITIES. Second by Commissioner Naslund. Passed by a vote of 4-0-3 with Commissioner Golba recusing, Commissioner Griswold and Smiley not present. Resolution No. 4471-PC0

ITEM-15: **SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AMENDMENTS**

City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Daniel Monroe

Speaker slips in favor of the project: None

No speaker slips submitted opposed to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF AN AMENDMENT TO THE GENERAL PLAN AND THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN. Second by Commissioner Golba. Passed by a vote of 4-0-3 with Commissioners Naslund, Griswold and Smiley not present.

**Items 9 and 10 were heard out of order*