

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 17, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Schultz at 9:03 a.m. Commissioner Garcia adjourned the meeting at 12:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-not present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department- present
Bob Manis, Planning Department-not present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

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

ITEM-2: **REQUESTS FOR CONTINUANCE:**
Item No. 11, Felton Street Tentative Map was continued to July 1, 2004 at the request of staff due to a noticing issue.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No. 10, 6th Avenue Condominium Conversion and Item No. 12, San Diego Storage Trailers were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg advised that the Planning Department budget was approved by the City Council on Monday, June 14, 2004. Gail also reminded the Commission of the public forum entitled "San Diego's Great Balancing Act" to be held on June 17, 2004 in Balboa Park.

Marcela Escobar-Eck advised of a training session for community planning group members entitled, "What to know when reviewing development projects" on Wednesday, June 30, 2004 at the Metro Ops Center in Kearny Mesa. Marcela also advised that DSD is looking into revising their public noticing applications.

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

ITEM-6: **HAWLEY RESIDENCE REMAND FROM THE CITY COUNCIL APPEAL OF ENVIRONMENTAL DETERMINATION NO. 3768.**

Glenn Gargas discussed the status of this project since being sent before the City Council on May 11, 2004 for accuracy of the visual analysis.

Testimony in favor of the appeal by Lou Perry, Scott Bernet and Sherri Lightner.

Testimony in opposition of the appeal by Michael Pallamary and Jay Hawley.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE APPEAL AND REINFORCE THAT THE EXHIBIT WAS CREATED ACCURATELY ALTHOUGH THE VIEW POINT IS NOT NECESSARILY A TYPICAL PUBLIC VIEW POINT. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay, Commissioner Otsuji recusing and Chairperson Lettieri not present.

After the above vote was taken, Marcela Escobar Eck reported that Ms. Sherri Lightner provided a copy of the City Council's motion made for this item. Ms. Eck read the approved motion into the record for clarification.

MOTION BY GARCIA TO REQUEST A RECONSIDERATION ON THIS ITEM FOR CLARIFICATION. Second by Ontai. Passed by a 5-0 vote with Commissioner Otsuji recusing and Chairperson Lettieri not present.

Testimony in favor by Lou Perry, Scott Bernet and Sherri Lightner.

Testimony in opposition by Michael Pallamary and Jay Hawley.

Public testimony was closed.

Motion by Ontai to state that Exhibit F may or may not be accurate, both upper and lower photos, but the Planning Commission approves the adequacy of the revised negative declaration. Second by Garcia. Motion was withdrawn.

MOTION BY CHASE TO STATE THAT EXHIBIT F, ALSO REFERRED TO AS FIGURE 3, DOES NOT REFLECT THE PROJECT THAT IS BEING APPROVED BECAUSE THE PROJECT WAS CHANGED. Second by Garcia. Passed by a 5-0 vote with Commissioner Otsuji recusing and Chairperson Lettieri not present.

MOTION BY STEELE TO APPROVE THE REVISED NEGATIVE DECLARATION AND TO STATE THAT AFTER CAREFUL CONSIDERATION, THE COMMISSION HAS DETERMINED THAT EXHIBIT F, FIGURE 3 WHICH WAS REMOVED, WAS NOT RELEVANT TO THE VISUAL ANALYSIS. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Otsuji recusing and Chairperson Lettieri not present.

ITEM-7: **CALIFORNIA TERRACES – UNIT 2A – PROJECT NO. 1792 (OLD CODE).**

Robert Korch presented Report to the Planning Commission No. PC-04-089 and read minor changes into the record regarding the draft TM Resolution, Conditions No. 14 and 25.

John Ponder and Chuck Corum submitted speaker slips in favor of this project but did not speak.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-8: **PROPOSED FISCAL YEAR 2005 CAPITAL IMPROVEMENTS PROGRAM BUDGET CONFORMANCE.**

Evelyn Lee and Marlon Pangilinan presented Report to the Planning Commission No. PC-04-093.

Testimony in favor by Barbara Winton.

No one present so speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay and Chairperson Lettieri not present.

ITEM-9: AERO DRIVE 3 – PROJECT NO. 6729.

Diane Murbach presented Report to the Planning Commission NO. PC-04-092.

Testimony in favor by Mike McDade and Tom Henry.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND REQUEST COUNCIL TO CONSIDER ADDING CASCADING VINES IN THE AREA OF THE RETAINING WALL WHICH IS GREATER THAN 5 FEET HIGH AND NOT RESTRICTED IN A HORIZONTAL DIMENSION BY THE LOCATION OF THE CURB; ALSO REQUEST THAT THE COUNCIL CONSIDER APPLYING THE SUSTAINABLE BUILDING POLICY TO THIS PROJECT. Second by Steele. Passed by a 5-0 vote with Vice-Chairperson Schultz recusing and Chairperson Lettieri not present.

ITEM-10: 6TH AVENUE TENTATIVE MAP – PROJECT NO. 28339

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-097. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay and Chairperson Lettieri and Commissioner Ontai not present.

ITEM-11: FELTON STREET TENTATIVE MAP – PROJECT NO. 19039

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO JULY 1, 2004 AT THE REQUEST OF STAFF DUE TO A NOTICING PROBLEM. Second by Steele. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-12: **SAN DIEGO STORAGE TRAILERS - PROJECT NO. 4500.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-045. Second by Chase. Passed by a 5-0 vote with Chairperson Lettieri and Commissioner Ontai not present.

The Planning Commission meeting was adjourned by Commissioner Garcia at 12:20 p.m.