

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 5, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:00 a.m. Chairperson Lettieri adjourned the meeting at 1:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-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-not present
Bob Manis, Planning Department-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:
P.J. Fitzgerald requested that Item #7, Appeal of the Hearing Officer Decision for the Rock Academy be continued to August 26, 2004.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
Items No. 9, 10 and 11 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:
Gail Goldberg advised on the initiation of Community Plan Amendments being acted upon by the City Council and spoke to the section of the Municipal Code detailing with this action. Bob Manis discussed several examples to clarify this matter; a copy of this section of the Municipal Code will be provided to the Commissioners.

Mike Westlake advised that the City Council got a report on the status o the Affordable Housing Task Force's recommendations. SEDC reported on the fifty five million NOFA process and Mr. Westlake did a report on the status of the Inclusionary Housing Ordinance and the Expedite Program. This information will be provided to the Commissioners as well.

Marcela Escobar-Eck advised that the Fashion Walk project which was appealed to the City Council was denied by them subject to revisions. Ms. Eck also advised of two seminars being conducted by Development Services.

ITEM-5: COMMISSION COMMENT:
Chairperson Lettieri requested that the Planning Commission be informed when an initiation is being brought directly to the City Council so they are aware of the status of the initiation.

ITEM-6: APPROVAL OF THE MINUTES OF JULY 15, 2004 AND JULY 22, 2004.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF JULY 15, 2004.
Second by Garcia. Passed by a 7-0 vote.

MOTION BY CHASE TO APPROVE THE MINUTES OF JULY 22, 2004.
Second by Schultz. Passed by a 6-0 vote Commissioner Garcia recusing.

ITEM-7: **APPEAL OF THE HEARING OFFICER DECISION FOR THE ROCK
ACADEMY AT NTC. PROJECT NO. 9113.**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO AUGUST 26, 2004 AT THE
REQUEST OF STAFF. Second by Ontai. Passed by a 4-0 vote with Vice-
Chairperson Schultz, and Commissioners Otsuji and Steele recusing.

ITEM-8: **APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE
CONDITIONAL USE PERMIT FOR THE MISSION VALLEY
CHRISTIAN FELLOWSHIP CHURCH – PROJECT NUMBER 25785.**

Cathy Middlested presented Report to the Planning Commission No. PC-04-111.

Testimony in favor of the appeal by Patti Krebs, Mark Bouchard and Dale
Watkins.

Testimony in opposition to the appeal by Ted Brengel, John Riese, James
Hawthorne, Richard Drew, Ken Kerr and Jeb Bakke.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE APPEAL AND DENY THE
PERMIT. Second by Schultz. Passed by a 5-2 vote with Commissioners Garcia
and Steele voting nay.

ITEM-9: **36TH STREET TENTATIVE MAP - PROJECT NUMBER 20424.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S
RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING
COMMISSION NO. PC-04-117. Second by Garcia. Passed by a 6-1 vote with
Commissioner Chase voting nay.

ITME-10: COLUMBIA STREET TENTATIVE MAP – PROJECT NO. 19174

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-116. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-11: NOBEL ATHLETIC AREA AND LIBRARY - PROJECT NUMBER 5825.

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-121. Second by Garcia. Passed by a 6-0 vote with Commissioner Otsuji recusing.

ITEM-12: BOUNDARY SELECTION AND PRELIMINARY PLAN FOR THE GRANTVILLE REDEVELOPMENT PROJECT.

Tracy Reed and Maricela Leon presented Report to the Planning Commission No. PC-04-124.

Testimony in favor by Michael Neal and Daniel Smith.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS TO SELECT THE PRELIMINARY BOUNDARIES OF THE PROPOSED GRANTVILLE REDEVELOPMENT PROJECT AREA AND APPROVE THE PRELIMINARY PLAN FOR THE GRANTVILLE REDEVELOPMENT PROJECT; AUTHORIZE THE TRANSMITTAL OF THE APPROVED PRELIMINARY PLAN AND MAP TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO; AND THAT THE PLANNING DEPARTMENT AND THE

REDEVELOPMENT AGENCY WORK TOGETHER REGARDING LAND USE AND COMMUNITY PLANS. Second by Otsuji. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 1:30 p.m.