

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:02 a.m. Chairperson Lettieri adjourned the meeting at 3:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-not 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:**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 8, 9, 10, 11 and 12 were placed on the consent agenda.

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

Marcela Escobar-Eck advised of City Council's actions taken last week, in particular Schmitter Condominium project. Marcela also advised that the Planning Commission Web page has been updated.

ITEM-5: **COMMISSION COMMENT:**

Chairperson Lettieri acknowledged the passing of Council Member Charles Lewis of the City's Fourth District.

ITEM-6: **CONSIDERATION OF THE APPEAL BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 569 OF CENTRE CITY COASTAL DEVELOPMENT PERMIT 2003-46 FOR THE SANTA FE PARCEL 6 PROJECT.**

Brad Richter of Centre City Development Corporation presented the CCDC memo dated August 4, 2004.

Testimony in favor of the appeal by Suma Peesapati and Jennifer Badsley.

Testimony in opposition to the appeal by Lynne Heidel, Doug Austin, Steve Friar, Kevin Dayton, and Jerry VanDeWeghe.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Ontai. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-7: TOWNE CENTRE CORPORATE PLAZA - PROJECT NO. 1591.

Juan Baligad presented Report to the Planning Commission No. PC-04-105.

Testimony in favor by William Steen and Mike Marshall.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO AUGUST 26, 2004 AT 1:30 P.M.
TO BRING BACK ADDITIONAL INFORMATION ON THE FOLLOWING:

RETAINING WALLS
ELEVATIONS
SCREENING
PARKING DECK
SEWER LOCATION
TRANSIT AND WALKABILITY TO THE AREA
OUTDOOR LIGHTING

Second by Garcia. Passed by a 5-1 vote with Commissioner Steele voting nay,
and Vice-Chairperson Schultz not present.

ITEM-8: DUNLOP STREET TENTATIVE MAP – PROJECT NO. 31778

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S
RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING
COMMISSION NO. PC-04-129. Second by Garcia. Passed by a 6-0 vote with
Vice-Chairperson Schultz not present.

ITEM-9: PEGASUS - PROJECT NUMBER 6861.

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO RECOMMEND TO THE CITY
COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS
OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-
139. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not
present.

ITME-10: **CORONADO VIEW TENTATIVE MAP – PROJECT NO. 19910**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-077. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-11: **51ST STREET TENTATIVE MAP - PROJECT NUMBER 22634.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-133. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-12: **BANKER'S HILL TOWNHOMES – PROJECT NO. 5606.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-137. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-13: **PACIFIC HIGHLANDS RANCH UNITS 17-22A – PROJECT NO. 2692.**

John Fisher presented Report to the Planning Commission No. PC-04-122.

Testimony in favor by Beth Fisher and Ted Shaw.

Testimony in opposition by John Millar, Michael Pallamary, Lois Means and Alex Landon.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-14: **WORKSHOP – CITY OF SAN DIEGO SIGNIFICANCE DETERMINATION GUIDELINES (SIGNIFICANCE THRESHOLDS) FOR THE IMPLEMENTATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Chris Zirkel presented Report to the Planning Commission No. PC-04-123.

Testimony in favor by Scott Molloy, Donna Jones and Alex Sachs.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO SEPTEMBER 16, 2004. Second by Otsuji. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Ontai not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:10 p.m.