

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 2, 2004  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> 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 3:30 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:**  
Item No. 14, Rolling Stone Artist Studio Project No. 40729 was withdrawn.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 11, 12 and 13 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
None.

ITEM-5: **COMMISSION COMMENT:**  
Commissioner Chase inquired about the strong Mayor proposal and requested that staff let the Commission know if any land use revisions will be coming forward because of this new proposal.

ITEM-6: **APPROVAL OF THE MINUTES OF NOVEMBER 4, 2004:**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF NOVEMBER 4, 2004. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele recusing.

ITEM-7: **DRAFT ORDINANCE REGULATING LARGE RETAIL DEVELOPMENT.**

Coleen Clementson and Patsy Chow presented Report to the Planning Commission No. PC-04-138.

Testimony in favor Jay Turner, Joe Mannino, John Ziebarth, Art Castanares, Scott Maloni, and Murtaza Baxamusa.

Testimony opposed Peter Kanelos, Tom Turner, Lou Wolfsheimer, Lisa Rivera, Marshal Scarr, Scott Molloy, Mike Lynch and Sharyn Lane.

Public testimony was closed.

**COMMISSION ACTION:**

Motion by Schultz to recommend to the City Council that they approve staff's recommendations, including no size limit in areas designated regional commercial; 150,000 square foot building size limit in the CC zones; 100,000 square foot threshold for discretionary review and 50,000 square foot threshold as stated in the recommendation; plus an economic impact report at 100,000 square feet. Second by Garcia. Failed by a 3-4 vote with Otsuji, Steele, Ontai and Lettieri voting nay.

Motion by Steele to recommend to the City Council that they approve staff's recommendations with the exception of the 150,000 square foot building size limitation, but include an economic impact report at 100,000 plus square feet. Second by Ontai. Passed by a 5-2 vote with Vice-Chairperson Schultz and Commissioner Garcia voting nay.

MOTION BY CHASE TO CONTINUE TO DECEMBER 16, 2004 FOR STAFF TO COME BACK WITH A BETTER EXPLANATION OF THE DESIGN INCENTIVES AND THOSE THAT SHOULD BE TURNED INTO STANDARDS FOR BUILDINGS LARGER THAN 150,000 SQUARE FEET WITH PARTICULAR EMPHASIS ON PARKING, PUBLIC SPACES, SUSTAINABLE BUILDING MEASURES, LINER BUILDINGS, MIXED USE DEVELOPMENT, MULTI-STORY AND TRANSIT FACILITIES AND IF THERE IS ANY DIFFERENTIAL IN THAT RECOMMENDATION BASED ON THE VARIOUS ZONES. Second by Ontai. It was requested that a member of the CPC be present at this hearing. Passed by a 7-0 vote.

**ITEM-8: UNIVERSITY OF SAN DIEGO – SCHOOL OF EDUCATION – PROJECT NO. 6242.**

Bill Tripp provided an update of this project since the last hearing on November 4, 2004 and presented illustrations depicting the various options allowed.

Mark Rowson submitted a speaker slip in favor to answer any questions.

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 AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-181. Second by Ontai. Passed by a 7-0 vote.

ITEM-9: **MESA COMMONS - PROJECT NO. 33812**

Patrick Hooper presented Report to the Planning Commission No. PC-04-183.

Testimony in favor by Reese Jarrett.

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 WITH TWO ADDITIONAL CONDITIONS: THAT THE BIKE PARKING BE MET ON SITE; AND THAT THE UNDERGROUNDING WAIVER BE EXCLUDED SINCE THE ECONOMIC HARDSHIP CANNOT BE MET. Second by Chase. Passed by a 6-0 vote with Commissioner Steele recusing.

ITEM-10: **RIVER VIEW VILLAGE RESIDENTIAL - PROJECT NO. 3938.**

Bill Tripp presented Report to the Planning Commission No. PC-04-193 and read a revision into the record for Condition #54 regarding transportation development.

Testimony in favor by Jeff Howard and Dick VanDerheyden and Barry Collins were present to answer questions.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY STAFF'S RECOMMENDATIONS. Second by Chase. Motion was withdrawn.

MOTION BY GARCIA TO CONTINUE TO DECEMBER 16, 2004 TO REQUEST THE APPLICANT WORK WITH STAFF IN AN ATTEMPT TO REDUCE THE IMPACT OF STEEP SLOPES; LOOK AT ALTERNATIVES TO THE CRIB WALL DESIGN; AND LOOK AT STREET SECTION CHANGES TO PROPOSE A PRIVATE ALTERNATIVE TO LOOK AT WITH CROSS SECTIONS. Second by Chase. Passed by a 7-0 vote.

ITEM-11: **SARANAC STREET TENTATIVE MAP - PROJECT NO. 31652**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-202. Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-12: **CAMPUS AVENUE TENTATIVE MAP – PROJECT NO. 31999.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-203. Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-13: **JUST RITE INDUSTRIAL DEVELOPMENT TENTATIVE MAP – PROJECT NO. 5751**

**COMMISSION ACTION:**

CONSENT MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-208. Second by Ontai. Passed by a 7-0 vote.

ITEM-14:     **ROLLING STONE ARTIST STUDIO PROJECT NO. 40729**

    This item was withdrawn.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:30 p.m.