

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 13, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Schultz at 9:05 a.m. Vice-Chairperson Schultz adjourned the meeting at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson-vacant
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-not present
Commissioner Mark Steele-present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-present
Gary Halbert, Development Services
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:
 Penelope Bourk spoke to the Hillel Project scheduled to come before the Planning Commission in February. Her concerns are that the timing for the environmental document is not going to be long enough for review prior to the hearing.

Billy Paul spoke to the impact of parking in the Clairemont Mesa area and that projects without internal circulation are creating parking problems.

ITEM-2: REQUESTS FOR CONTINUANCE:
 Staff requested that Item No. 11, Sapphire Street be withdrawn, and that Item No. 15, 8th Avenue Tentative Map be continued to January 27, 2005.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
 Items No. 9, 12 and 13 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:
 Gail Goldberg introduced new staff members in both Long Range Planning and Facilities Financing and also discussed the organizational structure and personnel changes made by the City Manager effective January 18, 2005. Gail also advised that the Joint PC/LU&H hearing has been rescheduled for February 16, 2005.

ITEM-5: COMMISSION COMMENT:
 Commissioner Chase inquired about the Condominium Conversion Policy recently submitted to the Commission. This to be discussed further at a later date.

ITEM-6: APPROVAL OF THE MINUTES OF DECEMBER 9, 2004

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF DECEMBER 9, 2004. Second by Garcia. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-7: OYSTER SHELL – PROJECT NO. 5397.

Glenn Gargas presented Report to the Planning Commission No. PC-04-233, and read corrections into the record for the environmental document.

No one was present to speak to this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF’S RECOMMENDATIONS. Second by Steele Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-8: FIGHTERTOWN TENTATIVE MAP - PROJECT NO. 39175.

Mike VanBuskirk presented Report to the Planning Commission No PC. 04-214, and distributed revised resolution findings.

Speaker slip submitted by Herm Bateman to answer questions only.

No one present to speak in opposition to this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF’S RECOMMENDATIONS. Second by Chase. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-9: CITY HEIGHTS PARK TENTATIVE MAP - PROJECT NO. 44106.

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-001. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Otsuji not present.

ITEM-10: **VILLA PACIFIC CONDOS – PROJECT NO. 43184.**

Jeannette Temple presented Report to the Planning Commission No. PC-05-002.

Testimony in favor by Ron Fouts.

Testimony in opposition by Billy Paul.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS.

Second by Steele. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-11: **SAPPHIRE STREET TENTATIVE MAP - PROJECT NO. 40628**

This project was withdrawn and will be re-noticed and rescheduled.

ITEM-12: **WINONA SQUARE TENTATIVE MAP – PROJECT NO. 33825.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-005. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Otsuji not present.

ITEM-13: **de FREITAS RESIDENCE AND STREET VACATION – PROJECT NO. 49172.**

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-05-006. Second by Chase. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-14: **DUNLOP TENTATIVE MAP – PROJECT NO. 19404.**

Jeannette Temple presented Report to the Planning Commission No. PC-05-022.

Speaker slip submitted by Herm Bateman to answer questions only.

Testimony in opposition by Margarita Castro.

Public testimony was closed.

COMMISSION ACTION:

Motion by Ontai to continue to January 27, 2005. No second.

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS WITH THE CONDITION THAT THE APPLICANT AGREES TO PROVIDE SIX PARKING SPACES OFF THE ALLEY, AS DESCRIBED BY DEVELOPMENT SERVICES. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Otsuji not present.

ITEM-15: **8th AVENUE TENTATIVE MAP – PROJECT NO. 49448.**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO JANUARY 27, 2005 DUE TO AN ERROR WITH THE DOCKET LANGUAGE. Second by Ontai. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-16: **BEYER PROPERTY - PROJECT NO. 41718.**

Jeff Peterson presented Report to the Planning Commission No. PC-05-019.

Speaker slip submitted in favor by Marc Perlman to answer questions only.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF’S RECOMMENDATIONS. Second by Steele. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-17: CARDENO - PROJECT NO. 5395

Patricia Grabski presented Report to the Planning Commission No. PC-05-020.

Speaker slip submitted in favor by Sam Malhas to answer questions only.

No one present in opposition to this project.

Public testimony was closed.

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-05-020. Second by Ontai. Failed by a 2-3 vote with Commissioners Garcia and Chase voting nay and Commissioner Otsuji not present. Motion failed therefore the project was heard.

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF’S RECOMMENDATIONS WITH A REVISION TO THE FINDINGS AS REFLECTED IN ATTACHMENT 11, PAGE 2 UNDER DEVIATIONS FROM MINIMUM STANDARDS REVISIONS THAT THE WORDS “STEEP” AND “SENSITIVE” BE STRICKEN. Second by Ontai. Passed by a 5-0 vote with Commissioner Otsuji not present.

ITEM-18 INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM TO REVISE THE LAND USE DESIGNATION ON A 1.26 ACRE SITE FROM LIGHT INDUSTRIAL TO MULTIPLE USE. 1895 HANCOCK/BRICKWORKS.

Tony Kempton presented Report to the Planning Commission No. PC-05-021.

Speaker slip in favor submitted by Vic Maidhof, but did not speak.

Testimony in favor by John Leppert.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE INITIATION. Second by Steele. Passed by a 4-0 vote with Commissioner Garcia recusing and Commissioner Otsuji not present.

ITEM-19: **SINGLE ROOM OCCUPANCY HOTEL REGULATIONS.**

Mike Westlake presented Report to the Planning Commission No. PC-05-018.

Testimony in opposition by Ann Menasche, Ruben Andrews, Michael Galasso and Lynne Baker.

No one present to speak in favor.

Public testimony was closed.

COMMISSION ACTION:

THE FOLLOWING RECOMMENDATIONS WERE MADE BY THE PLANNING COMMISSION:

NOTICE AND ASSISTANCE:

MOTION BY CHASE TO ACCEPT STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 5-0 vote.

WATER AND SEWER FEE REDUCTIONS:

MOTION BY CHASE TO ACCEPT THE TECHNICAL ADVISORY COMMITTEE'S RECOMMENDATIONS. Second by Steele. Passed by a 5-0 vote.

BATHROOM LIMITATIONS:

MOTION BY STEELE TO RECOMMEND THAT THE DEVELOPER BE ALLOWED TO BUILD WITH AS MANY BATHROOMS AS THEY WANT,

OR USE COMMON BATHROOMS. (FULL BATHS WOULD BE OPTIONAL). Second by Chase. Passed by a 5-0 vote.

PERMIT PROCESS:

MOTION BY STEELE TO ACCEPT STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase noting nay.

SIZE RESTRICTIONS:

MOTION BY GARCIA TO ACCEPT THE TECHNICAL ADVISORY COMMITTEE'S RECOMMENDATIONS. Second by Ontai. Passed by a 5-0 vote.

WHERE ALLOWED:

MOTION BY GARCIA TO ACCEPT STAFF'S RECOMMENDATIONS AND REQUEST STAFF TO PURSUE INCLUSION IN THE COASTAL ZONE AND NEIGHBORHOOD COMMERCIAL, PENDING THE REVIEW OF THE ENVIRONMENTAL IMPACT. Second by Chase. Passed by a 5-0 vote.

FAR:

MOTION BY GARCIA TO RECOMMEND THAT COUNCIL CONSIDER A DEVIATION TO THE FAR WITH DISCRETIONARY REVIEW PENDING THE ENVIRONMENTAL ANALYSIS FOR AFFORDABLE UNITS. Second by Ontai. Passed by a 5-0 vote.

PARKING REQUIREMENTS:

MOTION BY ONTAI TO ACCEPT THE TECHNICAL ADVISORY COMMITTEE'S RECOMMENDATION. Second by Steele. Passed by a 5-0 vote.

INCLUSIONARY REQUIREMENTS:

MOTION BY STEELE TO ACCEPT STAFF'S RECOMMENDATIONS. Second by Garcia. Passed by a 5-0 vote.

TENANT RELOCATION ASSISTANCE:

MOTION BY GARCIA TO ACCEPT STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay.

REPLACEMENT REQUIREMENTS/WAIVER FROM REPLACEMENT REQUIREMENTS AND IN-LIEU FEES:

MOTION BY STEELE TO ACCEPT STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay.

ESTABLISHING THRESHOLD FOR REPLACEMENT REQUIREMENTS:

Motion by Chase to approve CCDC Planning Committee's Recommendations. Second by Ontai. Failed by a 3-2 vote with Commissioners Garcia, Steele and Vice-Chairperson Schultz voting nay.

Motion by Steele to approve staff's recommendations. Second by Ontai. Failed by a 2-3 vote with Garcia and Chase voting nay.

MOTION BY GARCIA TO ACCEPT STAFF'S RECOMMENDATIONS THAT THERE BE A THRESHOLD, BUT DON'T AGREE WITH THE CRITERIA ON HOW TO CALCULATE THOSE THRESHOLDS FOR THE FOLLOWING REASONS: EQUITY CONCERNS; HOW THAT THRESHOLD COULD CHANGE OVER TIME OR GROW; HOW THE CITY COULD ENCOURAGE ADDITIONAL UNITS BE ADDED TO THE MIX YET NOT DISCOURAGE THE REINVESTMENT IN PROPERTIES THAT WERE NO LONGER ECONOMICALLY VIABLE. Second by Steele. Passed by a 5-0 vote.

CITY FINANCIAL ASSISTANCE:

Motion by Garcia to recommend that the Housing Commission and the Redevelopment Agency look at the need to increase the single occupancy as a means of providing affordable housing. No Second.

Motion by Chase to accept the Technical Advisory Committee's recommendation that that a set aside be considered for these types of projects. Second by Ontai. Failed by a 2-3 vote with Commissioners Garcia, Steele and Vice-Chairperson Schultz voting nay. Therefore no recommendation was made on this item.

Motion by Chase to strike the requirements for cable television in the Living Units. Second by Garcia. Failed by a 3-2 vote with Commissioners Ontai and Vice-Chairperson Schultz voting nay.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 4:15 p.m.