

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 27, 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 9:00 a.m. Vice-Chairperson Schultz adjourned the meeting at 6:45 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-present
Commissioner Mark Steele-present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Gary Halbert, Development Services
Mary Jo Lanzafame, City Attorney-not present
Prescilla Dugard, City Attorney-present
William Witt, 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. 7, 8, 9 and 12 were placed on the consent agenda. Item No. 15 was also placed on consent but then withdrawn as an opposition speaker slip was submitted on this project.

ITEM-4: **DIRECTOR'S REPORT:**
Bob Manis, Planning Department reminded the Commission and the public that there will be a joint workshop between the Planning Commission and the LU&H Committee scheduled for February 16 regarding the General Plan Update.

Also, Mr. Manis reminded the Commission that Council District 5 proposed a San Pasqual Vision Plan last year. LU&H directed staff to start working on this plan and on January 11, 2005 the City Council initiated some of the first steps in that plan.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Garcia thanked SEDC and Myles Pomeroy of the Planning Department for hosting a Chollas Creek event this past weekend for the opening of the Imperial Marketplace.

Commissioner Chase read a speech into the record regarding an article that appeared in Union Tribune entitled "*Adding To The Cost of Owning a Home*".

ITEM-6: **APPROVAL OF THE MINUTES OF DECEMBER 16, 2004**

COMMISSION ACTION:

These minutes were trailed for clarification of a motion made on the NTC Resort Hotel.

APPROVAL OF THE MINUTES OF JANUARY 13, 2005:

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF JANUARY 13, 2005. Second by Chase. Passed by a 5-0 vote with Commissioner Otsuji recusing.

ITEM-7: **8TH AVENUE TENTATIVE MAP – PROJECT NO. 49448.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-023. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-8: **ADELAIDE 16 TENTATIVE MAP - PROJECT NO. 39301.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-008. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-9: **ADELAIDE 19 TENTATIVE MAP - PROJECT NO. 39304.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-009. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-10: **CONNOLLY RESIDENCE – PROJECT NO. 3760.**

Patrick Hooper presented Report to the Planning Commission No. PC-05-056.

Testimony in favor by David Lee Soanes.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO APRIL 21, 2005 SO THE PROJECT CAN BE RE-DESIGNED TO MEET THE SIDEYARD SET BACKS; It was requested that a map be provided that reflects the split zoning on the property. Second by Chase. Passed by a 6-0 vote.

ITEM-11: **PLUM STREET RIGHT-OF-WAY VACATION - PROJECT NO. 6360**

P. J. Fitzgerald presented Report to the Planning Commission No. PC-05-007.

Testimony in favor by M. William Tilden.

Testimony in opposition by Cynthia Conger, Maggie Valentine, Tom Wurfl, Patricia Deck, Ted Ward, Lissa Brown and Mike Ponczocha.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE GRANTING OF A 58 FOOT BUILDING RESTRICTED EASEMENT FROM THE PROPOSED STREET VACATION. Second by Ontai. Passed by a 4-2 vote with Vice-Chairperson Schultz and Commissioner Chase voting nay.

ITEM-12: **TEMECULA HEIGHTS TENTATIVE MAP – PROJECT NO. 45778.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-011. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-13: **MENTONE STREET TM – PROJECT NO. 43673.**

Cory Wilkinson presented Report to the Planning Commission No. PC-05-013.

Testimony in favor by Erik Basil.

Testimony in opposition by Gail Harrington.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS. Second by Otsuji. It was requested that a workshop be scheduled to discuss policy issues for condo conversions and make a recommendation to the City Council. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-14: **VAN DE MOERE TENTATIVE MAP – PROJECT NO. 31364.**

Bob Korch presented Report to the Planning Commission No. PC-05-014.

Speaker slip submitted by Nicolas Watson to answer questions only.

No one present to 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 Steele. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-15: ***BAY VIEW PLAZA - PROJECT NO. 5540.**

Bill Tripp presented Report to the Planning Commission NO. PC-05-016.

Testimony in favor by Chris Neils, C. W. Clark, Dave Potter and Dale Smith.

Testimony in opposition by Billy Paul.

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-05-016.

MOTION BY STEELE TO RECONSIDER THIS MOTION AS A SPEAKER SLIP IN OPPOSITION WAS SUBMITTED. Second by Chase. Passed by a 6-0 vote.

MOTION BY OTSUJI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Garcia. Passed by a 6-0 vote.

ITEM-16: **JUDSON STREET TENTATIVE MAP - PROJECT NO. 33525.**

Helene Deisher presented Report to the Planning Commission No. PC-05-024.

Testimony in favor by Keith Mullin.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay.

ITEM-17: PASEO DE MISSION HILLS - PROJECT NO. 40292

Jeff Peterson presented Report to the Planning Commission No. PC-05-017

Testimony in favor by Lynne Heidel, Robert Lawrence, Mike Stepner, Marc Tarasuck, Marie Lia, Scott Moomjian, Eve Hager, Tom Delaney, Ginny Ollis, Richard Ledford, Jonathan Gerson, Charles Tiano, Michael Singleton, Carol Roberts, Ian Epley, Patrick Rhamey and David Gardner.

Testimony in opposition by Ron May, Barry Hager, Ken Perkal, Janet O'Dea, Allen Hazard, Michael Wells, Mary Lynn Deddeh, Jane Ligon, John Ford, Dolores Ford, Betty Hauck, Charles Bethel, Brian Adler, Kim Adler, Denise Bradshaw, Everett Delano, Nancy Stagg, Douglas Gluber, Nancy Baron, Alan Hardtarfer, Diane Singer, Tom Mullaney, Janet Widmer, Mitzi McMillin, Patricia Olafson, Randy McWhorter, and Angus Blench.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS WHICH INCLUDES A CONDITION FOR THE RESTORATION OF THE TWO POTENTIALLY HISTORICAL EXISTING BUILDINGS. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Steele recusing.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 6:45 p.m.