

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 7, 2005  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Schultz at 9:00 a.m. Chairperson Schultz adjourned the meeting at 1:20 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-present (in at 9:45 a.m.)  
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-present  
Doug Humphreys, Deputy City Attorney-not present  
William Witt, Deputy City Attorney-present  
Linda Lugano, Recorder-present

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

Comment by Katheryn Rhodes regarding the proposed demolition of a non-designated historically significant home in the La Playa neighborhood. This matter was referred to the Development Services Director.

**ITEM-2: REQUESTS FOR CONTINUANCE:**

Item No. 8 was continued to May 12, 2005 at the request of the applicant.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Items No. 7, 14, 16 and 17 were place on the consent agenda.

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

Coleen Clementson updated the Commission on the status of the update of the General Plan and its distribution process.

Gary Halbert advised that at LU&H, staff provided an oral report on the Chamber of Commerce's recommendations for Affordable Housing.

Bob Manis reported that the City Council also denied the Initiation of the Community Plan Amendment for a connector road in Serra Mesa for Phyllis Place.

**ITEM-5: COMMISSION COMMENT:**

Commissioner Chase reminded everyone of the upcoming Earth Day.

**ITEM-6: APPROVAL OF THE MINUTES OF MARCH 10, 2005 AND MARCH 17, 2005.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE MINUTES OF MARCH 10, 2005. Second by Ontai. Passed by a 6-0 vote with Commissioner Griswold not present.

MOTION BY GARCIA TO APPROVE THE MINUTES OF MARCH 17, 2005. Second by Ontai. Passed by a 5-0 vote with Commissioner Steele recusing and Commissioner Griswold not present.

ITEM-7: **W. LEWIS STREET TENTATIVE MAP – PROJECT NO. 44043.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-077. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-8: **CASA DEL SOL TENTATIVE MAP – PROJECT 49933.**

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO MAY 12, 2005 AT THE REQUEST OF STAFF. Second by Steele. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-9: **APPEAL OF HEARING OFFICER DECISION FOR THE HEISEY RESIDENCES - PROJECT NO. 6574.**

Michelle Sokolowski presented Report to the Planning Commission No. PC-05-098.

Testimony in favor of the appeal, opposed to the project by Carrie Burkett and Jeff Altman.

Testimony in opposition to the appeal, in favor of the project by Reese Jarrett.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Otsuji. Passed by a 5-0 vote with Commissioner Steele recusing and Commissioner Griswold not present.

ITEM-10: **APPEAL OF HEARING OFFICER DECISION FOR THE SALK INSTITUTE GEOTECHNICAL TESTING - PROJECT NO. 54535.**

Tim Daly presented Report to the Planning Commission No. PC-05-139.

Testimony in favor of the appeal, opposed to the permit by Sherri Lightner, Joanne Pearson, Kathryn Burton, Peter Lind and Ian Trowbridge.

Testimony in opposition to the appeal, in favor of the permit by David Watson and Mark Rowson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY OTSUJI TO DENY THE APPEAL AND APPROVE THE PERMIT WITH THE STATEMENT THAT THE PLANNING COMMISSION IS NOT ENDORSING ANY PARTICULAR PROJECT BASED ON THE RESULTS OF THESE BORINGS; AND THE CONDITION THAT BIOLOGICAL MONITORING BE CONDUCTED THROUGHOUT THE UNDERTAKING OF THE BORINGS. Staff was requested to schedule a workshop to discuss this matter further as well as the Master Plan for the Institute. Second by Griswold. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-11: **SKYLINE HILLS CONDOMINIUMS - PROJECT NO. 6777**

**COMMISSION ACTION:**

MOTION BY CHASE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-086 WITH THE REVISED CONDITION READ INTO THE RECORD BY STAFF. Second by Ontai. Passed by a 4-0 vote with Commissioners Garcia, Otsuji and Steele recusing.

ITEM-12: **4840 W. MOUNTAIN VIEW DRIVE TENTATIVE MAP – PROJECT NO. 50989.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-087. Second by Steele. Passed by a 6-1 vote with Commissioner Griswold voting nay.

ITEM-13: **PROPOSED GRANTVILLE REDEVELOPMENT PROJECT AREA.**

Tracy Reed presented Report to the Planning Commission No. PC-05-088.

Testimony in favor by Brian Caster and Michael Neal.

Testimony in opposition by Charles Little.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 7-0 vote.

ITEM-14: **BALBOA AVENUE TENTATIVE MAP – PROJECT NO. 42604**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-072. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-15: **EDGEWARE ROAD TENTATIVE MAP – PROJECT NO. 66795.**

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-090. Second by Otsuji. Passed by a 6-1 vote with Commissioner Griswold voting nay.

ITEM-16: **ADAMS AVENUE PARK TENTATIVE MAP – PROJECT NO. 48518.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-150. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-17: **COLLEGE VILLA TENTATIVE MAP – PROJECT NO. 58808.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-125. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-18: **INCLUSIONARY HOUSING ORDINANCE.**

Todd Philips presented the San Diego Housing Commission's Report No. PC-05-092.

No one present to speak.

**COMMISSION ACTION:**

THE PLANNING COMMISSION VOTED TO RECOMMEND TO THE CITY COUNCIL THE FOLLOWING BASED ON THE REPORT THAT WAS PRESENTED TO THE LU&H COMMITTEE ON DECEMBER 1, 2004:

1. MAINTAIN IN-LIEU FEE PAYMENT OPTION FOR LARGE-SCALE DEVELOPMENTS.

MOTION BY STEELE TO PHASE OUT IN-LIEU FEES. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

2. MAINTAIN OFF-SITE BUILDING TO WITHIN THE SAME COMMUNITY PLANNING ZONE.

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION. Second by Chase. Passed by a 7-0 vote.

3. EXTEND THE SHARED EQUITY PROVISIONS FOR FOR-SALE AFFORDABLE UNITS FROM 15 YEARS TO 30 YEARS.

MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATION. Second by Ontai. Passed by a 6-1 vote with Chairperson Schultz voting nay.

4. MAINTAIN INCLUSIONARY HOUSING ORDINANCE EXEMPTION FOR PROJECTS OF TWO DWELLING UNITS OR LESS.

Motion by Griswold to maintain the inclusionary housing ordinance exemption but increase the dwelling units from two to four. Second by Ontai. Failed by a 3-4 vote with Chairperson Schultz, Vice-Chairperson Garcia and Commissioners Steele and Chase voting nay.

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATION. Second by Steele. Passed by a 5-2 vote with Commissioners Griswold and Otsuji voting nay.

5. EXTEND THE APPLICATION OF THE SELF-CERTIFICATION PROVISION FOR MODERATELY PRICED HOUSING PROJECT.

MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATION. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

6. EXEMPT FROM THE INCLUSIONARY HOUSING ORDINANCE CERTAIN ABOVE-REFERENCED RESIDENTIAL USES DETAILED IN NUMBER 1 ON PAGES 5-6 OF THE REPORT.

MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATION. Second by Chase. Passed by a 7-0 vote.

7. MAINTAIN THE MODERATELY AFFORDABLE HOUSING EXEMPTION AT 150% AMI.

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION. Passed by a 6-1 vote with Commissioner Chase voting nay.

8. MAINTAIN THE TIME OF ASSESSMENT OF THE IN-LIEU FEE TO BE AT THE TIME OF BUILDING PERMIT APPLICATION.

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION. Second by Otsuji. Passed by a 7-0 vote.

9. MAINTAIN THE IN-LIEU FEE PAYMENT PHASE-IN SCHEDULE.

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION. Second by Ontai. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Schultz at 1:20 p.m.