

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 21, 2005
IN CITY COUNCIL CHAMBERS - 12TH 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 3:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold-not present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-not present
Gary Halbert, Development Services-not present
Marcela Escobar-Eck, Development Services-present
Doug Humphreys, Deputy City Attorney-present
William Witt, Deputy City Attorney-not 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.

Comment by Frieda Levinsky regarding unpaved alleys throughout San Diego and asked what the City can do to remedy this problem. This matter was also referred to the Development Services Director.

ITEM-2: REQUESTS FOR CONTINUANCE:

Item No. 7 was withdrawn and will be re-noticed and rescheduled. Items No. 19 and 28 was continued to April 29, 2005 at the request of staff.

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

Items No. 13, 14, 15, 16, 17, 22, 23, 24, and 25 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg announced that the draft General Plan Update has been released for public review. Gail acknowledged all staff who worked on this draft. Coleen Clementson provided a brief schedule of the review process.

Mary Jo Lanzafame, City Attorney was acknowledged for her work with the Planning Commission and Chairperson Schultz wished her well in her future endeavors with the County.

Marcela Escobar-Eck advised that DSD is holding an industry workshop on condo conversions on April 29 and additional information will be available on DSD's webpage.

ITEM-5: COMMISSION COMMENT:

Commissioner Chase reminded everyone of the upcoming Earth Day to be held on May 1, 2005.

Chairperson Schultz inquired about the Condo Conversion workshop which is scheduled for May 26, 2005. The Chair advised that the Commission would like to take action at this hearing and therefore it should not be scheduled as a workshop.

ITEM-6: **APPROVAL OF THE MINUTES OF APRIL 7, 2005.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF APRIL 7, 2005 WITH A REVISION TO THE MOTION MADE ON THE INCLUSIONARY HOUSING ORDINANCE TO STATE THAT THE PLANNING COMMISSION VOTED TO RECOMMEND STAFF'S RECOMMENDATIONS MADE TO THE CITY COUNCIL, ALONG WITH THE COMMISSION'S RECOMMENDATIONS. Second by Ontai. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-7: **DOTI POINT RESIDENTIAL DEVELOPMENT – PROJECT NO. 1481.**

COMMISSION ACTION:

This item was withdrawn by staff and will be re-noticed and rescheduled.

ITEM-8: **CONNOLLY RESIDENCE – PROJECT NO. 3760.**

Patrick Hooper reviewed the status of the project since it was continued from the January 27, 2005 hearing.

No one was present to speak.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS INCLUDED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-056. Second by Otsuji. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-9: **SILBERBERGER RESIDENCE - PROJECT NO. 1641.**

John Fisher presented Report to the Planning Commission No. PC-05-100.

Speaker slips submitted by Ernest Silberberger and Mark Matthes but did not speak.

No one was present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MAY 26, 2005 TO COME BACK WITH PLANS THAT REDUCE THE MASS GRADING, REDUCES THE NEED FOR RETAINING WALLS, SO THAT THERE ARE NO MAJOR FLAT PADS; PROVIDE THE GRAPHICS TO REFLECT THE DESIGN GUIDELINES; LIMIT THE SIZE OF THE GARAGES; COMPANION GUIDELINES FOR THE POTENTIAL OF A HORSE BARN AND WHETHER OR NOT HORSES ARE ACTUALLY ALLOWED; AND CLARIFY THE IN-LIEU FEE OPTION. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-10: CABRILLO POINT LOMA - PROJECT NO. 23708.

P. J. Fitzgerald presented Report to the Planning Commission No. PC-05-121.

Testimony in favor by Peter Fagrell, Joe Manino, Charles Downing, Geoffrey Clough and Mr. & Mrs. Richard Good.

Testimony in opposition by Melanie Pierson and Richard Fox.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-121 WITH THE CONDITION THAT THE BUILDING BE MOVED, AND THAT THE TREES BE KEPT IN THE APPROXIMATE LOCATION WHERE THEY EXIST NOW; IF THEY ARE NOT SUCCESSFUL THAT THEY BE REPLACED WITH A LIKE KIND AT A MINIMUM 24 INCH BOX SIZE; AND THAT THE APPLICANT COMPLIES WITH THE CITY'S REGULATIONS REGARDING LIGHTING. Second by Ontai. Passed by a 5-0 vote with Commissioner Otsuji recusing and Commissioner Griswold not present.

ITEM-11: **FIFTH UPDATE TO THE LAND DEVELOPMENT CODE**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO MAY 12, 2005. Second by Ontai. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-12: **BROOKER RESIDENCE – PROJECT NO. 13403.**

Will Zounes gave a brief presentation on this project based on Report to the Planning Commission No. PC-05-126.

Michael Brooker was present, submitted a speaker slip but did not speak.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-13: **BANCROFT STREET TENTATIVE MAP – PROJECT NO. 47815**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-141. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-14: **KEARNY MESA TOWNHOMES – PROJECT NO. 49180**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-142. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-15: **42ND STREET TENTATIVE MAP – PROJECT NO. 48268.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-042. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-16: **SILVERADO TENTATIVE MAP – PROJECT NO. 48741**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-159. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-17: **29th STREET TENTATIVE MAP – PROJECT NO. 46308.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-103. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-18: **CALIFORNIA TERRACES PLANNING AREA 13 AND 14 - PROJECT NO. 4987.**

Patricia Grabski presented Report to the Planning Commission No. PC-05-104.

Speaker slips in favor submitted to respond to questions only.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND INCLUDE THE CONDITIONS SUBMITTED IN THE ERRATA SHEET DISTRIBUTED AT THIS HEARING. Second by Otsuji. Passed by a 5-0 vote with Commissioner Steele recusing and Commissioner Griswold not present.

ITEM-19: ALEXANDRIA TECHNOLOGY CENTER – PROJECT NO. 6655.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO APRIL 28, 2005. Second by Garcia. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-20: **OLD GROVE CONDOMINIUMS – PROJECT NO. 6655.**

Tim Daly presented Report to the Planning Commission No. PC-05-083.

Testimony in favor by John Leppert.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY STAFF'S RECOMMENDATIONS AND CERTIFY THE NEGATIVE DECLARATION AND APPROVE THE TENTATIVE MAP. Second by Otsuji. Passed by a 5-1 vote with Commissioner Ontai voting nay and Commissioner Griswold not present.

ITEM-21: **MARINERS VILLAGE TENTATIVE MAP – PROJECT NO. 37440**

Will Zounes presented Report to the Planning Commission No. PC-05-084.

Testimony in favor by Carol Fox.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO MAY 26, 2005 TO PROVIDE THE OWNERSHIP DISCLOSURE STATEMENT FOR ALL OF THE OFFICERS; INFORMATION ON PRICING; SAMPLE NOTICE; PLANS FOR TENANT RELOCATION; RATIONALE FOR NOT HAVING THE UNITS ON SITE VS. IN-LIEU FEE; PROGRAM TO HELP THE EXISTING TENANTS BUY A UNIT. Second by Garcia. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-22: **52nd STREET TENTATIVE MAP – PROJECT NO. 49223.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-175. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-23: **STERLING COURT TENTATIVE MAP – PROJECT NO. 31510.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-107. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-24: **4077 3rd AVENUE TENTATIVE MAP – PROJECT NO. 54000.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-108. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-25: **CHEROKEE AVENUE TENTATIVE MAP –PROJECT NO. 48122.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. PC-05-109. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Griswold not present.

ITEM-26: HILL RESIDENCE - PROJECT NO. 15355.

Bill Tripp presented Report to the Planning Commission No. PC-05-079.

Testimony in favor by Steven Hill.

Testimony in opposition by Michael Herman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS WITH THE EXCEPTION OF ENCLOSING THE CARPORT AND EXPANDING THE ENCROACHMENT REMOVAL AGREEMENT FROM 15 TO 30 FEET; RE-VEGETATE THE AREA THAT WAS DISTURBED AND RETURN IT TO THE STATE IT WAS IN BEFORE IT WAS ENCROACHED INTO IT WITHOUT PERMISSION WITH A MINIMUM MAINTENANCE PERIOD FROM ONE TO THREE YEARS. Second by Garcia. Passed by a 4-2 vote with Commissioners Chase and Ontai voting nay and Commissioner Griswold not present.

ITEM-27: MARKEY MIXED-USE – PROJECT NO. 37807

Dan Stricker presented Report to the Planning Commission No. PC-05-152.

No one present to speak on this project.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS WITH THE APPROVAL OF THE WAIVER FOR THE UNDERGROUNDING UTILITY BECAUSE THEY RUN IN AN SDG&E EASEMENT, AND BECAUSE THIS PROPERTY IS NOT PULLING SERVICE OFF OF THEM. Second by Chase. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-28: **SAN DIEGO HEALTH & FAITH ALLIANCE – PROJECT NO. 29545.**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO APRIL 28, 2005. Second by Garcia.
Passed by a 6-0 vote with Commissioner Griswold not present.

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