

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 10, 2011
IN CITY COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:03 a.m. Chairperson Naslund adjourned the meeting at 5:30 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present
Vice-Chairperson Tim Golba - present
Commissioner Robert Griswold – present
Commissioner Dennis Otsuji - present
Commissioner Mary Lydon - present
Commissioner Mike Smiley – present

Staff

Andrea Dixon, City Attorney – present
Christine Rothman, City Planning & Community Investment Dept - present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department - present
Brenda Clark, Recorder - present

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

Scott Chipman and Don Leichtling

ITEM - 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

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

ITEM #9 – EUCLID FAMILY HEALTH CENTER – PROJECT NO. 219009

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

Bill Anderson reported on stakeholders meeting. (EQUIPMENT FAILURE)...THE REMAINING REPORT BY BILL ANDERSON WAS **INAUDIABLE**.

ITEM - 5: **COMMISSION COMMENT:**

EQUIPMENT FAILURE...COMMENTS BY COMMISSIONERS NASLUND AND SMILEY WERE **INAUDIABLE**.

ITEM – 6: **APPROVAL OF MINUTES FROM FEBRUARY 10, 2011**

COMMISSIONER GRISWOLD MADE THE MOTION TO APPROVE THE MINUTES FROM FEBRUARY 10, 2011. Commissioner Lydon seconded the motion. The motion passed by a vote of 6-0-0 with Commissioners Naslund, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.

Planning Commission takes a break from 9:20 am to 9:45 am

ITEM – 7: *Appeal of Hearing Officer's decision on January 19, 2011 and Continued from February 17, 2011*

COX RESIDENCE – PROJECT NO. 168660

City Council District: 2

Plan Area: Ocean Beach

Staff: Patrick Hooper

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Speaker slips in favor of the project submitted by James Sperber, Tom Tenesch, Scott Fleming, James Burks, David Stebbins, James George, Alvin Cox.

Speaker slips in opposition to the project submitted by Giovanni Ingolig, Jane Gawromski, Bill Wilson.

COMMISSION ACTION:

COMMISSIONER SMILEY MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 168660, AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM AND DENY THE APPEAL AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 605823, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 605835 AND VARIANCE NO. 605836. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-0 with Commissioners Naslund, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.

ITEM – 8: *Appeal of Staff's decision on December 9, 2010*

BLUEFOOT BAR & LOUNGE - PROJECT NO. 221723

City Council District: 3

Plan Area: Greater North Park

Staff: Renee Mezo

Speaker slips in favor of the project submitted by Katherine McCann, Sean Donnelly, Meg Macksberg, Mishawn Morales, Mark Johnston, Joseph Driscoll, Kevin Walsh, Colleen Smiley, Tish Grabski, Carly Sarvede, Besse Johannson, Janice Lienharp, Dana Chavarria, Loretta Kubert, John Kelley, Jason George, Gelia Cook, Dennis Cook, Brian Rattjen, Mathew Nix, Dick Dawson, Jay Turner, Peter Graves, Cody Sons, Sarah McAlear, Cuong Nguyen, Edward Barbat, Adam Cook, Jay Garcia, Ryan Behbahani, John Hopkins, Jonathan Kreber, Jennifer Booth, Rick Figueroa, Cina Barnes, Angie Ollman, Nina Babcock, Kurt Meeder, Janet Larson, Josh Young, Trung Nguyen.

Speaker slips in opposition to the project submitted by Ignacio Orduro, Fred Estevane, Stacie Young, Dana Hosseni, Rob Stepake, Mark Nail, Liisa Bozironc, William Siebold, Rick Donaldson, Beth Swersie, Lucky Morrison, Scott Chipman, Don Leightcing, Jaime Rosales, Dawn Kamali, Kathleen Lippitt, Gerald Montoya, Donn Crane, Susan Trump, Rick Pyles.

COMMISSION ACTION:

COMMISSIONER GOLBA MADE THE MOTION TO DENY THE APPEAL AND APPROVE NEIGHBORHOOD USE PERMIT NO.

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789751 (AMENDMENT TO NUP NO. 503450) WITH MODIFICATION BEING NUP FOR 2 YEARS INSTEAD OF 5. Commissioner Otsuji seconded the motion. The motion passed by a vote of 5-1-0 with Commissioners Naslund, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold voting nay.

ITEM – 9: ***EUCLID FAMILY HEALTH CENTER - PROJECT NO. 219009**
City Council District: 4 Plan Area: Encanto

Staff: Jeffrey Peterson

Speaker slips in favor of the project submitted by Francisco Garcia, Elizabeth Bustos, Brad Lenahar, Phillip Solve, Cheryl Williams, Terry Whitaker, Justin Rasas, N. Diane Moss, Kenneth Hooks.

Speaker slips in opposition to the project submitted by James Ferruggia approximately 40 minutes after the project was put on the consent agenda and voted on by the Commissioners.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION TO PLACE THIS ITEM ON CONSENT. Commissioner Lydon seconded the motion. The motion passed by a vote of 6-0-0 with Commissioners Naslund, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.

ITEM – 10: ***WINNETT HOMES - PROJECT NO. 153825**
City Council District: 4 Plan Area: Southeastern San Diego

Staff: Will Zounes

Speaker slips in favor of the project submitted by Myles Cooper, Ronel Punong Bayans, Bill Metz.

Speaker slips in opposition to the project submitted by Rebecca Wilder, Michele Lagoy.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 153825 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE PLANNED DEVELOPMENT PERMIT NO. 545089, SITE DEVELOPMENT PERMIT NO. 545091, AND VESTING TENTATIVE MAP NO. 545092 WITH CONDITIONS. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-1 with

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Commissioners Naslund, Smiley, Lydon, Otsuji and Golba voting yea and with Commissioner Griswold absent.

ITEM – 11: ***FLOWER HILL PROMENADE – PROJECT NO. 172026**
City Council District: 1 Plan Area: City of San Diego General Plan

Staff: Tim Daly

Speaker slips in favor of the project submitted Chris Wahl, Robin Madaffer, Jessica Luternauer, John Boarman, Greg Shields, Erik Bruold, Rose Jabin, Horace Dietrich, Hugh Cree, Brian Miller, Sheree Vihon, Michelle Payne.

Speaker slips in opposition to the project submitted by Anne Fletcher, Abigail Broedling, Brian Fish, Arvn Gajendran, Mike Kenney, Graham Anderson, David Reinker, Scott Tillson.

DISCUSSION:

Commissioner Otsuji noted landscape discrepancies between the applicant's hearing presentation handout documents and the project's Exhibit "A" plans regarding landscape treatments on the parking structure and planters surrounding the building structures. Mr. Wahl, applicant's representative committed to providing trellis and landscape features as shown on the applicant's handout. Commissioner Otsuji requested City staff to include permit conditions and/or plan exhibits to ensure compliance.

Commissioner Otsuji recommended existing manufactured slopes on the north to be re-landscaped and the project meet all landscape requirements for all parking areas in the development. Mr. Wahl, applicant's representative committed to evaluating the slope landscape.

Commissioner Otsuji recommended the applicant evaluate the project on-site traffic circulation, especially through the main entry way on Via de la Valle and taking a left towards the new parking structure. Potential for problems with traffic backing up. Mr. Wahl, applicant's representative committed to evaluating the entry way.

COMMISSION ACTION:

COMMISSIONER OTSUJI MADE THE MOTION TO RECOMMEND TO CITY COUNCIL THE CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 172026, AND ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM AND

THE APPLICANT'S FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; AND RECOMMEND TO CITY COUNCIL THE APPROVAL OF COASTAL DEVELOPMENT PERMIT NO. 619980, LOT LINE ADJUSTMENT NO. 826904, AND EASEMENT ABANDONMENT NO. 826905 WITH THE FOLLOWING RECOMMENDATIONS AND CONDITIONS:

1. MODIFY PERMIT CONDITION AND MITIGATION MEASURE 5.2.3 FOR CITY COUNCIL TO CONSIDER:
 - A. ABANDON ALL GESTURES TOWARDS A RIGHT OF WAY ACQUISITION ON BOTH SIDES OF SAN ANDRES DRIVE;
 - B. IF ROADWAY WIDENING IMPROVEMENTS ARE REQUIRED ON SAN ANDRES DRIVE, THEN ALL IMPROVEMENTS SHOULD OCCUR ON APPLICANT'S PROPERTY; OR
 - C. ACCEPT THE APPLICANT'S STATEMENT OF OVERRIDING CONSIDERATION TO NOT REQUIRE THE ROADWAY WIDENING ON SAN ANDRES DRIVE.
2. SUSTAINABLE BUILDING FEATURES : [COMMISSIONER NASLUND] "THERE ARE LOTS OF PLACES ON THIS PROJECT, NOT OVER THE PARKING GARAGE, WHERE PHOTOVOLTAIC PANELS COULD BE, AND THERE ARE LOTS OF WAYS TO DO IT THAT DON'T IMPACT YOUR (APPLICANT'S) FINANCING. FOR INSTANCE, SAN DIEGO GAS & ELECTRIC HAS A SUSTAINABLE COMMUNITIES PROGRAM WHERE THEY INSTALL IT AND THEY PAY YOU RENT FOR YOUR ROOF. I DON'T KNOW WHY THAT DOESN'T WORK. I THINK THAT'S A PERFECTLY REASONABLE STRATEGY FOR GETTING PHOTOVOLTAICS ON THE BUILDINGS AND GENERATE ELECTRICITY ONSITE WITHOUT IMPACTING YOUR (APPLICANT'S) FINANCING. SO THOSE KINDS OF THINGS WILL NEED TO BE SERIOUSLY EXPLORED, AND I WOULD ENCOURAGE THE CITY COUNCIL TO ALSO CONSIDER ADDING THOSE KINDS OF CONDITIONS."
3. MODIFY PERMIT CONDITION AND MITIGATION MEASURE 5.2.1 AND ALLOW FOR UP TO \$3.8 MILLION PAYMENT AT OCCUPANCY OF BUILDING AND BY POSTING A BOND INSTEAD OF PRIOR TO

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CONSTRUCTION PERMIT AND BY PROVIDING CASH PAYMENT OR LETTER OF CREDIT.

4. MODIFY PERMIT CONDITION AND MITIGATION MEASURE 5.2.2 AND ALLOW OCCUPANCY ONCE PAYMENT OF UP TO \$3.8 MILLION IS PROVIDED, PRIOR TO CONSTRUCTION OF THE VIA DE LA VALLE WIDENING IMPROVEMENTS PROJECT.

Commissioner Smiley seconded the motion. The motion passed by a vote of 4-2-0 with Commissioners Naslund, Smiley, Lydon, and Otsuji voting yea and Commissioners Griswold and Golba voting nay.

ITEM – 12: **POINT LOMA NAZARENE UNIVERISTY – PROJECT NO. 224803**

City Council District: 2

Plan Area: Peninsula

Staff: Patrick Hooper

Speaker slips in favor of the project submitted by Scott Miller, Joe Watkins, Megan Ekard, Karen ZoBell

Speaker slips in opposition to the project submitted by Dave

COMMISSION ACTION:

COMMISSIONER GRISWOLD MADE THE MOTION TO ADOPT A RESOLUTION FINDING THAT THE UNIVERSITY CONTINUES TO OPERATE IN COMPLIANCE WITH CUP NO. 87-0142. Commissioner Golba seconded the motion. The motion passed by a vote of 5-0-1 with Commissioners Naslund, Smiley, Otsuji, Griswold and Golba voting yea and with Commissioner Lydon absent.