

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 2, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:03a.m. Chairperson Schultz adjourned the meeting at 12:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase- present
Commissioner Robert Griswold- present/not present for #1-8
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- not present
Commissioner Eric Naslund- present
Cecilia Williams, Planning Department – present
Mike Westlake, Development Services-present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

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

None

ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN

Item No.7, 9, 16 were requested to be withdrawn. Item No. 14 was requested to be continued to November 9 and Item No. 18 was request to be continued to November 30, 2006.

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

Item No 11, 12, 13, 15, 23, 24 were placed on the consent agenda.

ITEM 4: DIRECTOR’S REPORT:

Mr. Bill Anderson reported on the Mayor’s press conference that released the General Plan Draft Element. The General Plan Draft Element is on the City’s website. The Planning Department will be holding public workshop and presenting the General Plan Draft Element to the Community Planning Committee.

Commissioner Chase requested information on the Community Planning Groups Bylaws, Council Policies, and Brown Act

ITEM -5: COMMISSION COMMENT:

Commissioner Chase spoke of the Community Planning Groups Bylaws and Global Warming.

ITEM -6: APPROVAL OF THE MINUTES FOR SEPTEMBER 14, 2006 AND OCTOBER 12, 2006.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR OCTOBER 12, 2006 Second by Commissioner Ontai. Passed by a 4-0 vote with Commissioners Chase and Otsuji recusing and Commissioner Griswold not present.

Minutes for September 14, 2006 will trail to the following Hearing to determine the correction on Item No. 11 not present.

ITEM- 7 *Trailed from October 19, 2006:*

***AZTEC BUDGET INN (6050 EL CAJON BLVD.) – PROJECT NO. 83705**

This item was withdrawn from the docket.

ITEM-8: **115 THORN TENTATIVE MAP - PROJECT NO. 101453**

Paul Godwin presented Report No. PC-06-267 to the Planning Commission.

Speaker slip submitted in favor by Jack Campagna.

Speaker slip submitted opposed by Donald Stroebel, and Sally Fall.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-267 TO THE PLANNING COMMISSION. Second by Commissioner Naslund. Passed by a 6-0-1 vote with Commissioner Griswold not present. Resolution No. 4161-PC

ITEM-9: *Trailed from October 19, 2006:*

901 SAPPHIRE STREET TENTATIVE MAP – PROJECT NO. 84320

This item was withdrawn from the docket.

ITEM-10: *Trailed from October 19, 2006:*

MISSOURI STREET CONDOS - PROJECT NO. 84520

John Fisher presented Report NO. PC-06-270 to the Planning Commission.

Speaker slip submitted in favor by J. Michael Winfield.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-270 TO THE PLANNING COMMISSION. Second by Commissioner Otusji. Passed by a 6-0-1 vote with Commissioner Griswold not present. Resolution No. 4162-PC.

ITEM-11: **3751 BANCROFT TENTATIVE MAP – PROJECT NO. 86851**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-258 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

THE LANDSCAPE PLAN MATCHES THE RENDERINGS WITH THE GRASS STIPS IN THE DRIVEWAY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Garcia. Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4163-PC

ITEM-12: *Trailed from October 19, 2006:*

3740 ALABAMA TENTATIVE MAP – PROJECT NO. 86857

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-258 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4173-PC

ITEM-13: *Trailed from October 19, 2006:*

7090 CAMINITO LA BENERA TENTATIVE MAP – PROJECT NO. 80936

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER CHASE TO RECOMMEND APPROVAL TO THE CITY COUCIL AS OUTLINED IN REPORT NO. PC-06-242 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4164-PC

ITEM-14: *Trailed from October 19, 2006:*

CLEW'S HORSE RANCH – PROJECT NO. 5568

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO NOVEMBER 9, 2006. Second by Commissioner Ontai. Passed by a 6-0-1 with Commissioner Griswold not present.

ITEM-15: *Trailed from October 19, 2006:*

2404 C STREET TENTATIVE MAP – PROJECT NO. 86857

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-272 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4165-PC

ITEM-16: Appeal of a Hearing Officer Decision:
Continued from August 3, 2006:

*** PACIFIC BEACH SHELL STATION AND CONVENIENCE STORE
PROJECT NO. 4977**

This item was withdrawn from the docket

ITEM-17: *Trailed from October 19, 2006:*

***2005-2010 HOUSING ELEMENT OF THE GENERAL PLAN**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO RECOMMEND APPROVAL TO THE CITY COUCIL AS OUTLINED IN REPORT NO. PC-06-277 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 7-0. Resolution No. 4166-PC

ITEM-18: ***SUMMIT @ RANCHO BERNARDO – PROJECT NO. 4225**

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO NOVEMBER 30 2006. Second by Commissioner Ontai. Passed by a 5-1-1 with Commissioner Garcia recusing and Commissioner Griswold not present

ITEM-19: **363 PLAYA DEL SUR TENTATIVE MAP – PROJECT NO. 78405**

Robert Korch presented Report No. PC-06-273 to the Planning Commission.

Speaker slip submitted in favor by Matt Browar, and Scott Peters.
No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUNDTO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-273TO THE PLANNING COMMISSION. DENIAL IS BASED ON THE INABILITY TO MAKE FINDING NUMBER 2, WHICH STATES: THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES.
Second by Commissioner Ontai. Passed by a 7-0. Resolution No. 4167-PC

ITEM-20: **1542 PACIFIC BEACH TENTATIVE MAP – PROJECT NO. 80551**

Robert Korch presented Report No. PC-06-273 to the Planning Commission.

Speaker slip submitted in favor by Matt Browar, and Scott Peters.
No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Garcia to continue so the applicant may provide the information requested by the Commission. Second by Commissioner Ontai. Vote fails 2-5 with Commissioners Griswold, Otsuji, Naslund, Ontai and Chairperson Schultz voting nay.

MOTION BY COMMISSIONER NASLUNDTO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-273TO THE PLANNING COMMISSION. DENIAL IS BASED ON THE INABILITY TO MAKE FINDING NUMBER 2, WHICH STATES: THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE

BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES.

Second by Commissioner Ontai. Passed by a 6-1-0 with Commissioner Chase voting nay. Resolution No. 4168-PC

ITEM-21: 949 OPAL STREET TENTATIVE MAP – PROJECT NO. 79745

Robert Korch presented Report No. PC-06-273 to the Planning Commission.

Speaker slip submitted in favor by Matt Browar, and Scott Peters.
No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUNDTO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-273 TO THE PLANNING COMMISSION. DENIAL IS BASED ON THE INABILITY TO MAKE FINDING NUMBER 2, WHICH STATES: THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES.

Second by Commissioner Otsuji Passed by a 6-1-0 with Commissioner Chase voting nay. Resolution No. 4169 PC

ITEM-22: 4514 CLEVELAND TENTATIVE MAP – PROJECT NO. 79745

Michelle Sokolowski presented Report No. PC-06-257 to the Planning Commission.

Speaker slip submitted in favor by John Alioto.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-257 TO THE PLANNING COMMISSION WITH THE FOLLOWING CONDITIONS: AGREES TO REPLACE THE ROOF BEFORE THE APPROVAL OF THE FINAL MAP AND AGREES TO ENHANCE DRIVEWAY/PARKING AREA WITH PAVERS OR HOLLYWOOD STRIPSSecond by Commissioner Chase.

Passed by a 6-1-0 with Commissioner Griswold voting nay.
Resolution No. 4170-PC

ITEM-23: **4045 33rd STREET TENTATIVE MAP – PROJECT NO. 93050**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-278 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Chase. Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4171-PC

ITEM-24:

CLEW'S HORSE RANCH – PROJECT NO. 5568

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-286 TO THE PLANNING COMMISSION. Second by Commissioner Chase Passed by a 6-0-1 with Commissioner Griswold not present. Resolution No. 4172-PC

Chairperson Schultz adjourned the Planning Commission meeting at 12:30 p.m.