

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 9, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Vice-Chairperson Garcia called the meeting to order at 9:10 a.m. Commissioner Ontai adjourned the meeting at 4:51 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz- Not present
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Eric Naslund- present
Commissioner Mike Smiley – present

Staff

Andrea Dixon, City Attorney- present
Bernie Turgeon, Planning Department – present
Mike Westlake, Development Services Department-present
Sabrina Curtin, Recorder-present

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

Jim Varnadore

Requested a workshop on Telecommunications; Addressed Telecommunication towers in general and requested a review of all policies regarding instillation.

Sheri Lightner – Service reductions in parking overlay zone-addressed the last week’s workshop on parking with LU&H- please address the Overlay zone (TAOZ). Permit required parking.

Michael Edmond – Addressed having a safe route to school.

Mira Mesa Blvd. being very dangerous and pedestrian overpass is needed. Mira Mesa Blvd: Located between Mervyns Mall and Target Mall.

ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

Item No. 7 – Sunroad - requested by Ruth Love of SDG&E; additional issues are still being addressed and need additional 30 day.

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

Item No. 12, 16, and Item 17 were placed on the consent agenda

ITEM 4: **DIRECTOR’S REPORT:**

Bill Anderson announced The General Plan has been postponed and will be re-noticed for a later date. More time is needed to review and brief the Mayor.

ITEM -5: **COMMISSION COMMENT:**

Commissioners Griswold, Naslund and Smiley addressed the issue of receiving material individually. All material needing to be distributed to the commission should go through the city staff.

Mail or deliver - City of San Diego Planning Commission 1222 First Ave., 4th floor, San Diego, CA, 92101

Email - planningcommission@sandiego.gov, or scurtin@sandiego.gov

Fax - 619 324 3200 or contact Sabrina Curtin directly at 619-324 3208.

Commissioner Griswold shared his recent trip to Sweden and Holland.

Vice-Chairperson Garcia shared a 14 point manifest from Planning Commissioners in the Los Angeles area have developed called “Do Real Planning!”

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ITEM -6: **APPROVAL OF THE MINUTES FOR AUGUST 2, 2007:**

COMMISSION COMMENT:

MOTION BY COMMISSIONER ONTAI TO APPROVE THE MINUTES FOR AUGUST 2, 2007 WITH THE CORRECTION; THE TIME OF ADJOURNMENT NEEDS TO CORRECTED TO READ A.M. NOT P.M. ON THE FIRST PAGE. Second by Commissioner Naslund. Passed by a 5-0-2 vote with Commissioner Griswold recusing and Chairperson Schultz not present.

ITEM-7: *Continued from April 5, 2007, April 26, 2007, May 31, 2007, and June 21, 2007:*

***SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**
City Council District: 6; Plan Area: Kearny Mesa

COMMISSIONER ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO SEPTEMBER 6, 2007.

Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Vice-Chairperson Garcia recusing and Chairperson Schultz not present

ITEM-8: *Continued from June 7, 2007 and June 21, 2007:*

4530-36 51ST TENTATIVE MAP - PROJECT NO. 96694

City Council District: 3; Plan Area: Mid City Communities Plan Area

Renee Mezo gave a brief update on the project, since last heard by the commission.

Speaker slips in favor by Vernon Frank and George Woo.

COMMISSIONER ACTION:

Motion by Commissioner Griswold to deny the project as presented in Report No. PC-07-088 not able to make finding No. 2. Fails for a lack of a second.

MOTION BY COMMISSIONER NASLUND TO CONTINUE TO SEPTEMBER 20, 2007 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE THE DOCUMENTS SHOWING LONG TERM IMPROVEMENTS AND LIST OF COST SHOWING TRUE COST OF REPAIRS.

Second by Commissioner Smiley. Passed by a vote of 5-1-1 with Commissioner Griswold voting nay and Chairperson Schultz not present.

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Items No's 9 10-& 11 were presented together under Report No. PC-07-079.

ITEM-9: *Continued from June 28, 2007:*

Appeal of the Hearing Officer decision on April 4, 2007:

**AMERICAN TOWER – KEARNY VILLA ROAD
PROJECT NO. 0486**

City Council District: 6 Plan Area: Kearny Mesa

Karen Lynch-Ashcraft gave a brief update on the project, since last heard by the commission.

Speaker slip submitted in favor of the project by Robert Jystad, Dennis McColl.

No one present to speak in opposition.

Public testimony was closed.

COMMISSIONER ACTION:

MOTION COMMISSIONER NASLUND TO UP HOLD THE APPEAL GRANTING THE CONDITIONAL USE PERMIT NO. 290030 WITH THE ADDITIONAL CONDITIONS:

PURSUE A SCREENING STRATEGY AS PRESENTED BY THE APPLICANT; THE APPLICANT WORK CLOSELY WITH LOCAL ARTIST ON DETERMINING COLORING AND OTHER CHARACTERISTICS OF THE SCREENING MATERIAL; ALLOW THE TOWER TO REMAIN AT 120 FEET; CONDITIONAL USE PERMIT BE LIMITED TO 10 YEARS; BRING BACK TO THE COMMUNITY PLANNING GROUP FOR A COURTESY REVIEW.

Second by Commissioner Smiley. Passed by a vote of 5-0-2 with Commissioner Griswold recusing and Chairperson Schultz not present.

Break from 11:27 to 11:37

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ITEM-10: *Continued from June 28, 2007*

Appeal of the Hearing Officer decision on April 4, 2007:

AMERICAN TOWER – MINI STORAGE - PROJECT NO. 107501
City Council District: 7 Plan Area: City Heights of the Mid Cities
Community Planning area.

Karen Lynch-Ashcraft gave a brief update on the project, since last heard by the commission.

Speaker slips in favor of the project – Robert Jystad, Jim Kelley

COMMISSIONER ACTION:

MOTION BY COMMISSIONER NASLUND TO GRANT THE APPEAL FROM THE HEARING OFFICER DECISION, WITH ADDITIONAL CONDITIONS:
PLANTING OF THE TREES ON THE EAST AND WEST SIDE, MAINTAINING THE MAINTENANCE OF THE LANDSCAPING. SCREENING SHRUBS SHOULD BE MEDIUM TO HIGH IN HEIGHT. Second by Commissioner Otsuji. Passed by a vote of 5-0-2 with Commissioner Griswold recusing and Chairperson Schultz not present.

ITEM-11: *Continued from June 28, 2007:*

AMERICAN TOWER - AVIATION – PROJECT NO. 92076
City Council District: 4 Plan Area: Skyline Paradise Hills

Karen Lynch-Ashcraft gave a brief update on the project, since last heard by the commission.

Speaker slips submitted by Robert Jystad, Suzanne Toller, Mark Murino, Dennis McColl

No one present to speak in opposition.
Public Testimony is closed.

COMMISSIONER ACTION:

MOTION BY COMMISSIONER SMILEY TO CONTINUE TO SEPTEMBER 20, 2007 ALLOWING THE CITY ATTORNEY TIME TO PROVIDE LEGAL ANALYSIS REGARDING THE COST; WOULD STAFF SUPPORT IT AND WHAT ARE THE STRENGTHS. Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner Griswold recusing and Chairperson Schultz not present.

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Break for Lunch [12:43:23 PM](#) to [1:18:28 PM](#)

ITEM-12: *Continued from July 12, 2007:*

***NETTA TERRACE SUBDIVISION - PROJECT NO. 2250**

City Council District: 4 Plan Area: Southeastern San Diego Community Plan Area

COMMISSIONER ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO RECOMMEND TO CITY COUNCIL THAT THEY CERTIFY THE MITIGATED NEGATIVE DECLARATION NO. 2250.

RECOMMEND TO THE CITY COUNCIL TO APPROVE THE TENTATIVE MAP AND PUBLIC RIGHT-OF-WAY VACATION NO. 463163.

RECOMMEND TO THE CITY COUNCIL TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 463165 AND SITE DEVELOPMENT PERMIT NO. 463166. Second by Commissioner Naslund. Passed by a vote of 60- 1 with Chairperson Schultz not present.

ITEM-13: *Continued from June 21, 2007 to be heard September 27, 2007;
Re-noticed*

***GARFIELD STARBUCKS - PROJECT NO. 84191**

City Council District: 6; Plan Area: Clairemont Mesa

Leslie Goossens gave a brief update since the last heard by the commission.

Speaker slips submitted in favor by Cynthia Freels, Jeff Forrest, James Kainer, Alan Timmons, Sydnee Freeman, Billie Hame, Billy Paul, and Beverly Baip.

No one present to speak in opposition.

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COMMISSIONER ACTION:

Motion by Commissioner Naslund to deny the project due to the inability to make the findings to support the certification of the mitigated negative declaration no. 84191, and adoption of the mitigation, monitoring and reporting program, deny the planned development permit No.265516. Second by Commissioner Otsuji. Failed by a vote of 3-2-2with Commissioners Griswold and Ontai voting nay, Commissioner Smiley recusing and Chairperson Schultz not present.

Since the item would have to trail to the next available hearing date, allowing for more commissioners to be present, the applicant requested that the commission reconsider a second vote to be taken allowing the applicant to receive a different outcome on the vote.

Commissioner Naslund gave the same motion as the first one - MOTION BY COMMISSIONER NASLUND TO DENY THE PROJECT DUE TO THE INABILITY TO MAKE THE FINDINGS TO SUPPORT THE CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION NO. 84191, AND ADOPTION OF THE MITIGATION, MONITORING AND REPORTING PROGRAM, DENY THE PLANNED DEVELOPMENT PERMIT NO.265516. Second by Commissioner Otsuji. Passed by a vote of 4-1-2 with Commissioner Ontai voting nay, Commissioner Smiley recusing and Chairperson Schultz not present. Resolution No. 4290-PC

ITEM-14: *Appeal of the Hearing Officers Decision:*

***HARTWELL RESIDENCE - PROJECT NO. 107139**

City Council District: 1; Plan Area: La Jolla

Edith Gutierrez presented Report No. PC-07-105 to the Planning Commission.

Speaker slips submitted in favor of the appeal by Sherri Lightner Geoffrey Northrop, John Northrop.

Speaker slips opposed to the appeal Mark Christopher.

COMMISSIONER ACTION:

MOTION BY COMMISSIONER NASLUND TO DENY THE APPEAL AND APPROVE THE COASTAL DEVELOPMENT PERMIT NO. 356208. CERTIFY NEGATIVE DECLARATION NO. 107139 AS PRESENTED IN REPORT NO. PC-07-105. Second by Commissioner Griswold. Passed by a vote of 6-1 with Chairperson Shultz not present.

ITEM-15: **TASTE OF ITALY- PROJECT NO. 116364**

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City Council District: 1; Plan Area: Torrey Hills

Leslie Goossens presented Report No. PC-07-098 to the Planning Commission.

COMMISSIONER ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 2118 AS PRESENTED IN REPORT NO. PC-07-098. Second by Commissioner Griswold. Passed by a 5-0-2 with Vice-Chairperson Garcia and Chairperson Schultz not present. Resolution No. 4292-PC

ITEM-16: **THE SHOPS @ MISSION VALLEY – PROJECT NO. 132208**
City Council District: 6; Plan Area: Mission Valley

COMMISSIONER ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE PLANNED DEVELOPMENT PERMIT NO. 472478 AS PRESENTED IN REPORT NO. PC-07-102 Second by Commissioner Naslund. Passed by a vote of 6-0-1 with Chairperson Schultz not present.

ITEM-17: **JIFFY LUBE– PROJECT NO. 108768**
City Council District: 8; Plan Area: Southeastern San Diego Community Plan

COMMISSIONER ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE CONDITIONAL USE PERMITS NO. 36255; SITE DEVELOPMENT PERMIT NO. 363517 AND PLANNED DEVELOPMENT PERMIT NO. 363514.

Second by Commissioner Naslund. Passed by a vote of 6-0-1 with Chairperson Schultz not present.

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ITEM-18: **2660 MISSION BOULEVARD TENTATIVE MAP
PROJECT NO. 92959**

City Council District: 2; Plan Area: Mission Beach Precise Plan

Helene Deisher presented Report No. PC-07-113 to the Planning Commission.

COMMISSIONER ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVE TENTATIVE MAP NO. 299178 AND APPROVE THE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES. Second by Commissioner Otsuji. Passed by a vote of 4-1-2 with Commissioner Griswold voting nay, Vice-Chairperson Garcia and Chairperson Schultz not present. Resolution No. 4293-PC

This item was heard out of order @ 3:32.

ITEM-19: **2629 B STREET TENTATIVE MAP – PROJECT NO. 96513**

City Council District: 8; Plan Area: Greater Golden Hill

Renee Mezo presented Report No. PC-07-114 to the Planning Commission.

COMMISSIONER ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVE TENTATIVE MAP NO. 313502 AND APPROVE THE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES WITH THE FOLLOWING CONDITIONS:
THE EXHIBITS SHOWING THE PROPOSED EXTERIOR TREATMENT OF THE BUILDING IS MADE A CONDITION AND THAT BE INCLUDED IN THE STAFF'S STUDY AND ANALYSIS.

THE SCREENING OF THE TRASH AND RECYCLED MATERIAL AREA THE WILL COMPLY WITH THE SETBACK AND OTHER LAND DEVELOPMENT CONSTRAINTS.

ALL THE RECOMMENDATION PRESENTED IN THE BUILDING CONDITION REPORT AND IMPROVEMENT PLANS BE FOLLOWED THROUGH AND COMPLETED.

Second by commissioner Otsuji. Passed by a 5-0-2 with Vice-Chairperson Garcia and Chairperson Schultz not present. Resolution No. 4294-PC

Adjourned [4:51:33 PM](#) by Commissioner Ontai