

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 19, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:07 a.m. Vice-Chairperson Garcia adjourned the meeting at 11:15 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present/Not present for Item 11
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- present/Not present for Items 1-5,
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- Not present
Commissioner Mark Steele- present
Cecilia Williams, Planning Department - present
Gary Halbert, Development Services-present
Bob Manis, Development Services - present
Jeff Strohminger, Development Services - not 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:**

Bert Decker spoke on the waiving of Environmental Impact Reports.

ITEM 2: **REQUESTS FOR CONTINUANCE:**

Item No. 14 was withdrawn

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

Items # 12, 13, 14, 17, and 19 were placed on the consent agenda.

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

Gail Goldberg announced that the Planning Department appointed Cecilia Williams as Program Manager of the Northern Communities.

Gary Halbert advised the Commission that the first round of Condominium Conversion Regulations would be before City Council on Tuesday.

ITEM -5: **COMMISSION COMMENT:**

None.

ITEM 6: ***Trailed from December 15, 2005:***

4679 CHEROKEE TENTATIVE MAP - PROJECT NO. 66919

Patrick Hooper gave a brief update to the Commission, since the last time the item was heard.

Speaker Slips submitted Bob Castaneit, Diane Takvorian, and Tom Davis.

No one present to speak in opposition.

COMMISSION ACTION

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-331 TO THE PLANNING COMMISSION; ALONG WITH THE 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 SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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 Garcia. Passed by a 4-2 vote with Commissioners Griswold and Steele voting nay and Commissioner Otsuji not present.
Resolution No. 3931-PC

ITEM 7 *Continued from December 8, 2005:*

4479 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 75920

John Cruz gave a brief update to the Commission, since the last time the item was heard.

No one present to speak on the item.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-348 TO THE PLANNING COMMISSION; ALONG WITH THE 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 SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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 Garcia. Passed by a 4-2 vote with Commissioners Griswold and Steele voting nay and Commissioner Otsuji not present. Resolution No. 3932-PC

ITEM 8: 4140 MISSISSIPPI TENTATIVE MAP - PROJECT NO. 76934

Vena Lewis presented Report No. PC-05-36 to the Planning Commission.

After a brief discussion by the Commissioners; it was determined that this item be continued.

COMMISSION ACTION:

MOTION BY ONTAI TO CONTINUE TO DATE UNCERTAIN AND RETURN WITH THE FOLLOW:

1. COMPLETED PHYSICAL INSPECTION REPORT BY A CERTIFIED LICENSE ENGINEER
2. LANDSCAPING IN FRONT SETBACKS TO BE INSPECTED AND CERTIFIED
3. MEET ALL NECESSARY REQUIREMENTS BY THE PLANNING GROUP AND CITY BEFORE RETURNING TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 5-2 vote with Commissioners Griswold and Steele voting nay.

ITEM 9: 4554 MARLBOROUGH TENTATIVE MAP– PROJECT NO. 67904

Patricia Grabski presented Report No. PC-05-349 to the Planning Commission.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-05-349 TO THE PLANNING COMMISSION; ALONG WITH THE 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 SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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 Garcia. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Otsuji not present. Resolution No. 3933-PC

ITEM 10: 4430 NORTH AVENUE TENTATIVE MAP - PROJECT NO. 50795

The applicant requested a continuance due to medical reasons.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO JANUARY 26, 2006. Second by Ontai. Passed by a 5-0 vote with Otsuji and Griswold not present.

ITEM 11: **INITIATION-COMMUNITY PLAN AMENDMENT-PALOMAR POMERADO HEALTH -PROJECT NO.87798**

Jennifer Cordeau presented Report No. PC-06-005 to the Planning Commission.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO.PC-05-307 TO THE PLANNING COMMISSION. Second by Steele. Passed by a 5-0 vote with Commissioners Otsuji and Schultz not present. Resolution No. 3934-PC

ITEM 12: **INDIA AND CHALMERS VILLAGE – PROJECT NO. 37165**

Was taken out of order and heard before Item No. 11.

Paul Godwin presented Report No. PC-06-006 to the Planning Commission.

Speaker Slip submitted in favor by Chris Christensen and William Duke.

Speaker Slip submitted in opposition by John Ashley.

Public Testimony was closed.

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-006 TO THE PLANNING COMMISSION. Second by Ontai. Passed by a 4-0 vote with Commissioners Griswold and Otsuji not present and Commissioner Garcia recusing.

Motion to reconsider must be made due to opposition.

MOTION TO RECONSIDER ITEM NO. 12 ON THE CONSENT AGENDA. Second by Ontai. Passed by 4-0 vote with Commissioners Griswold and Otsuji not present and Commissioner Garcia recusing.

MOTION BY GRISWOLD TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-006 TO THE PLANNING COMMISSION. Second by Steele. Passed by a 5-0 vote with Commissioner Otsuji not present and Commissioner Garcia recusing. Resolution No. 3935-PC

ITEM 13: *CWS - PROJECT NO. 67025

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-006 TO THE PLANNING COMMISSION. Second by Chase. Passed by a 5-0 with Commissioners Griswold and Otsuji not present. Resolution No. 3936-PC

ITEM 14: THORN STREET VACATION – PROJECT NO. 45365

Withdrawn by staff due to incorrectly noticed. Will be docketed for a future City Council Hearing.

ITEM 15: COLLEGE GROVE CONDOS – PROJECT NO. 56578

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-009 TO THE PLANNING COMMISSION. Second by Garcia. Passed by a 5-0 vote with Commissioners Griswold and Otsuji not present. Resolution No. 3937-PC.

ITEM 16: 1030 ROBINSON TENTATIVE MAP – PROJECT NO. 73563

Was taken out of order and heard before Item No. 9.

Paul Godwin presented for Michelle Sokolowski, Report No. PC-06-022 to the Planning Commission.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-022 TO THE PLANNING COMMISSION; ALONG WITH THE ADDITIONAL CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY INCLUDING: REPLACEMENT OF THE DRIVEWAY WITH NATURAL PLANTING, GRASSCREEN OR HOLLYWOOD DRIVEWAY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

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Vice-Chairperson Garcia adjourned the Planning Commission meeting at 11:15 a.m.