

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 13, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:07 a.m. Chairperson Schultz adjourned the meeting at 6:45 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- Not present for Items 16, 18, & 20  
Commissioner Dennis Otsuji- present  
Commissioner Eric Naslund- present  
Cecilia Williams, Planning Department – present  
Betsy McCullough, Planning Department - present  
Gary Halbert, 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:**  
Jeremy Cowan addressed the Building Condition Reports on Condo Conversions being requested by the Planning Commission.

ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**  
Item No. 12 the appellant requested a continuance. After a brief discussion, it was determined that this item would be heard.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
7, 9, 11, and 13 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**  
None

ITEM -5: **COMMISSION COMMENT:**  
Commissioner Chase spoke of the issue on Building Condition Report raised in Public Comment

ITEM-6 **APPROVAL OF THE MINUTES FOR MAY 11, 2006, MAY 25, 2006, AND JUNE 8, 2006.**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR MAY 11, 2006. Second by Commissioner Otsuji. Passed by a 4-0 vote with Commissioners Chase and Naslund recusing and Commissioner Griswold not present.

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR MAY 25, 2006; WITH THE CORRECTION ON ITEM #15 TO READ: MOTION BY COMMISSIONER GARCIA AND SECOND BY COMMISSIONER OTSUJI. Second by Commissioner Ontai. Passed by a 5-0 vote with Commissioner Naslund recusing and Commission Griswold not present.

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR JUNE 8, 2006. Second by Otsuji. Passed by a 4-0 vote with Commissioners Schultz and Naslund recusing and Commissioner Griswold not present.

ITEM-7: *Continued from May 25, 2006 & June 22, 2006:*

**4455 WILSON AVENUE TENTATIVE MAP– PROJECT NO. 81197**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMEDATION AS OUTLINED IN REPORT PC-06-156 WITH THE PLANNING COMMISSION 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 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 4-2 vote with Chairperson Schultz, Commissioner Otsuji voting nay and Commissioner Griswold not present. Resolution No. 4098 PC.

ITEM-8: *Continued from June 15, 2006:*

**4555 VANDEVER TENTATIVE MAP– PROJECT NO. 78951**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JULY 27, 2006 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE MATERIAL REQUESTED BY THE COMMISSION. Second by Commissioner Otsuji. Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-9: *Continued from June 8, 2006:*

**4670 ARIZONA TENTATIVE MAP- PROJECT NO. 86558**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC-06-160 WITH THE PLANNING COMMISSION 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 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 Ontai. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 4099 PC.

ITEM-10: *Continued from June 22, 2006:*

**\*ALEXANDRIA TECHNOLOGY CENTER-SORRENTO VIEW PROJECT NO. 4466**

Tim Daly gave a brief overview of the project since it was last heard.

Speaker slips submitted in favor by Mike Asard, Paul Robinson, Jeff Ryan, Tamara Ching, and Mark Rowson.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-174 TO THE PLANNING COMMISSION, ALONG WITH INCORPORATING THE FOLLOWING MEASURES OF THE TRANSPORTATION DEMAND

MANAGEMENT PLAN PRESENTED TO THE COMMISSION AT THE TIME OF THE HEARING:

APPLICANT WILL COORDINATE WITH THE SAN DIEGO METROPOLITAN TRANSIT SYSTEM (MTS) IN AN ATTEMPT TO SET UP A REGULARLY SCHEDULED SAN DEIGO MTS COASTER VAN STOP ONSITE.

PROVIDE ONSITE BICYCLE RACKS, LOCKERS, AND SHOWER FACILITIES.

QUARTERLY PROPERTY MANAGEMENT NEWSLETTER PROMOTING RIDE SHARE PROGRAMS, BUS SCHEDULE, COASTER/VAN SCHEDULE.

REGISTER WITH SANDAG'S RIDELINK PROGRAM FOR RIDESHARE MATCHING, CARPOOLING, VANPOOLING AND GUARANTEED RIDE HOME INFORMATION.

PROVIDE A RIDE SHARE KIOSK LOCATED IN EACH BUILDING LOBBY AND 95% PREFERENTIAL CARPOOL AND VANPOOL SPACES.

PROVIDE ANNUAL REPORT ON THE PERFORMANCE OF THE TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN FOR THE FIRST FIVE YEARS. Second by Commissioner Otsuji. Passed by a 4-1 with Commissioner Naslund recusing and Commissioner Chase voting nay. Resolution No. 4100-PC

ITEM-11: *Continued from June 29, 2006:*

**\*FAIRBROOKS ESTATES – PROJECT NO. 5284**

Tim Daly presented Report No. PC-06-199 to the Planning Commission.

Speaker slip submitted in favor by Rick Lucera.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS PRESENTED IN REPORT PC-06-199 TO THE PLANNING COMMISSION; WITH THE CONDITION THAT THE APPLICANT WOULD NOT BE GRANTED A THIRD EXTENTION WITH THIS APPLICATION. Second by Commissioner Naslund. Passed by a 5-0 vote with Commissioners Otsuji recusing and Griswold not present. Resolution No. 4101-PC.

ITEM-12: *Appeal of the Centre City Development Corporations Hearing Officers Decision:*

**ROUGE-REVOCAATION OF A CONDITIONAL USE PERMIT- NO. 40-0109**

Lucy Contreras addressed question raised by the Commission.

Speaker slip submitted in favor of the appeal by Gary Smith.

Speaker slip submitted in opposition of the appeal David Norris.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO DENY THE APPEAL, BASED UPON THE APPELLENTS REQUEST TO HAVE THE APPEAL WITHDRAWN. Second by Commissioner Ontai. Passed by a 6-0 vote with Commissioner Griswold not present. Resolution No. 4102 -PC.

ITEM-13: **HUNTERS GLEN CONDOMINIUMS – PROJECT NO. 87744**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO AUGUST 3, 2006 TO ALLOW TIME FOR STAFF TO NOTICE THE PROJECT CORRECTLY. Second by Commissioner Ontai Passed by a 6-0 vote with Commissioner Griswold not present.

ITEM-14: **\*ARBOR CREST NORTH – PROJECT NO.**

Leslie Goossens presented Report No. PC-06-209 to the Planning Commission .

Speaker slip in favor by David Hawkins, Janay Kruger, and Michael Kootchick.

No one present to speak in opposition Lisa Hurley, and Araceli Oronia.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-209 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-0 with Commissioner Griswold not present. Resolution No. 4103-PC.

**ITEM 15: UPPER VOLTAIRE MIXED USE – PROJECT NO. 58800**

Cory Wilkinson presented Report No. PC-06-068 to the Planning Commission.

Speaker slips submitted in favor by Geoffrey Stevens, Gary Rose, Mike Stevens, Kirk O'Brien, Arnold Torma, Steven Fortner, Lynne Fortner, and Kathy Stevens.

Speaker slips submitted in opposition by Hilda Gilbert, Elizabeth Hutzal, Geoff Page, Cynthia Conger, Fae Ryan, Gail Cole, Allen Peugh, and Colin Peugh.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-068 TO THE PLANNING COMMISSION. Second by Commissioner Otsuji Passed by a 6-0 with Commissioner Griswold not present. Resolution No. 4104-PC

**ITEM-16: \*MESA COLLEGE STREET VACATION- PROJECT NO. 60885**

Helene Deisher presented Report No. PC-06-177 to the Planning Commission. After Commission discussion, it was determined to continue the item.

Speaker slips submitted in favor by Paul Schroeder, Mr. Burkhardt, Damon Schamu, Constance Carroll, Dave Potter, Mark Rowson, Mike Wilkes, Eloise Battle, Eleanor Mang, and Francis Knapp.

Speaker slip submitted in opposition by Derfi Wilson, John Layor, Ed Cramer, Larry Morey, Charles Morgen, Judy Mowers, Kathleen Morgen, Joanne Kaiber, Stephan Kalber, Marcel Morgen, Ronald Tomcek, Robert Sutton, Jack Mowers, Margarita Castio, Jo Ann Carini, Sandra Duncan, Gail Cole, Wayne Bamford, Robert Bamford, Janet Bamford, Grover Diemert, Charles Johnson, Jeff Perwin, and Doug Beckham.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO CONTINUE TO AUGUST 31, 2006 TO ALLOW STAFF AND THE APPLICANT TIME TO ADDRESS SEVERAL ISSUES; PARKING PROBLEMS, THE IMPACT THIS WILL HAVE ON THE CANYON AND MHPA, REVIEW THE MASTER PLAN AND PROVIDE THE CROSS SECTIONS. Second by Commissioner Garcia. Passed by a 5-0 with Commissioners Ontai and Griswold not present.

ITEM-17: **3721 SUNSET - PROJECT NO. 83724**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-192 TO THE PLANNING COMMISSION 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 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 Otsuji. Passed by a 6-0 with Commissioner Griswold not present. Resolution No. 4105-PC

ITEM-18: **633 175 MISSOURI TENTATIVE MAP - PROJECT NO. 85515**

Robert Korch briefly presented Report No. PC-06-201 to the Planning Commission.

Speaker slip in favor by Martin McGee.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO CONTINUE TO AUGUST 31, 2006 TO ALLOW THE APPLICANT MORE TIME TO PREPARE A NEW PROPOSAL TO ADDRESS THE PARKING ISSUES RAISED BY THE COMMISSION.

Second by Commissioner Naslund. Passed by a 5-0 with Commissioners Ontai and Griswold not present.



ITEM-19: **4176 OREGON TENTATIVE MAP - PROJECT NO. 78873**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO DATE UNCERTAIN AS REQUESTED BY STAFF. Second by Commissioner Ontai. Passed by a 6-0 with Commissioner Griswold not present.

ITEM-20: **WORKSHOP-GENERAL PLAN UPDATE**

**PUBLIC FACILITIES, SERVICES AND SAFETY ELEMENT; AND ECONOMIC PROSPERITY ELEMENT**

Bill Anderson, Jean Cameron, and Marco Camacho presented Report No.'s PC-06-215 and PC-06-216 to the Planning Commission.

Speaker Slips submitted in favor by Jerry Lingsten, Berta Ortiz, Linda Ivor, Laura Benson, Patti Krebs, Alejandra Teran, Greg Aveni, Faith Picking, and Katie Hansen.

Workshop was given.

Chairperson Schultz adjourned the Planning Commission meeting at 6:45 pm.