

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 14, 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 9:03a.m. Chairperson Schultz adjourned the meeting at 2:50 pm.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present/not present for items 9, 10 & 12  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold- present/not present for items 1, 3, & 11  
Commissioner Gil Ontai-present/not present for items 10 & 12  
Commissioner Dennis Otsuji- present  
Commissioner Eric Naslund- present  
Cecilia Williams, Planning Department – present  
Betsy McCullough, Planning Department - present  
Bob Manis, 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ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**  
Item No. 8 and No. 18 were withdrawn. Item No. 11 continued to September 21, 2006. Ed Cramer’s request for item No. 7 to be continued. Sherri Lightner’s request for continuance on item 9 and 10 was also denied. Both projects were heard by the commission.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
14, 15, 16, and 17 were placed on the consent agenda.

ITEM 4: **DIRECTOR’S REPORT:**  
Mr. Bill Anderson reported on updates to the Otay Mesa Community Plans and spoke of meetings being held with stack holders and staff.  
Mr. Anderson stated he would be meeting with the entire Community Planning Groups individual.

Mr. Bob Manis spoke on the four Condo Conversion appeals denied by City Council.

ITEM -5: **COMMISSION COMMENT:**  
Commissioner Griswold wished his daughter a Happy 18<sup>th</sup> Birthday.

Commissioner Chase announced the Green Belt tour being held this weekend.

Chairperson Schultz expressed his frustration with the Trolley Ticket Booths; but despite his frustration, he still proceeded to take public transportation.

ITEM- 7 This item was continued from July 13, 2006:

**\*MESA COLLEGE STREET VACATION – PROJECT NO. 60885**

Helene Deisher presented Report No. PC-06-177 to the Planning Commission. At the time of the hearing, the applicant presented all new material to the commission.

Speaker slips submitted in favor by Michael Wilkes, Eleanor Mang, Donald Steele, Deborah Borders, Troy Sanders, Ingrid Lewin, F.M. Knapp, and Tom Huffman.

Speaker slips submitted in opposition by Ed Cramer, Michelle Morgen, Ronald

Tomcek, Wayne Bamford, Margaret Castro, Dixie Wilson, Kim Tran, Robert Sutton, and Doug Beckman

**COMMISSION ACTION:**

Motion by Commissioner Griswold to Continue. After Commission discussion, it was determined that the project would be heard Second by Commissioner Chase. Commissioner Griswold withdrew his motion. No vote was taken.

MOTION BY COMMISSIONER ONTAI TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS PRESENTED IN REPORT NO. PC-06-177 TO THE PLANNING COMMISSION. Second by Commissioner Garcia. Passed by a 5-1-1 vote with Commissioner Chase voting nay, and Commissioner Griswold abstaining. Resolution No. 4136-PC.

ITEM-8: **5765 LAURETTA STREET - PROJECT NO. 79077**

This item was withdrawn by staff.

ITEM-9: **\*DINOFIA RESIDENCE – PROJECT NO. 5596**

Vena Lewis presented Report No. PC-06-218 to the Planning Commission.

Speaker slips submitted in favor by Jeff Chine, Dee Berthianme, and Kieran Smiley.

Speaker slips submitted in opposition by James Eischen, Brian Kim, and Sherri Lightner.

**COMMISSION ACTION:**

Motion by Commissioner Chase to continue. Second by Commissioner Otsuji. Vote fails by a 3-4 with Commissioners Griswold, Ontai, Garcia and Chairperson Schultz voting nay.

MOTION BY COMMISSIONER NASLUND TO APPROVE THE PROJECT AND DENY THE APPEAL AS PRESENTED IN REPORT NO. PC-06-218 TO THE PLANNING COMMISSION. Second by Commissioner Griswold. Passed by a 5-1-0 vote with Commissioner Chase voting nay, and Commissioner Garcia not present; had to leave prior to the vote. Resolution No. 4137-PC.

ITEM-10: *Appeal of the Hearing Officer Decision:*

**HAIN RESIDENCE - PROJECT NO. 75379**

Robert Korch presented Report No. PC-06-248 to the Planning Commission.

Speaker slip submitted in favor by Thomas Hain, Greg Salmon, and Mark Lyon.

Speaker slips submitted in opposition by Susan Goulian, Sherri Lightner, Sharma Hammond, Rob Whittemond, and Ann Hermann,

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO APPROVE THE PROJECT AND DENY THE APPEAL AS PRESENTED IN REPORT NO. PC-06-248 TO THE PLANNING COMMISSION. Second by Commissioner Griswold. Passed by a 4-1-0 vote with Commissioner Chase voting nay, Commissioners Ontai and Garcia not present. Resolution No. 4138-PC.

ITEM-11: **HOLLY CROSS CATHOLIC CEMETERY – PROJECT NO. 77831**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO CONTINUE TO SEPTEMBER 21, 2006 AS REQUESTED BY STAFF. Second by Commissioner Naslund. Passed by a 5-0-1 with Commissioner Garcia recusing and Commissioner Griswold not present.

ITEM-12: **7440 MESA COLLEGE DRIVE – PROJECT NO. 74464**

John Cruz presented Report No. PC 06-243 to the Planning Commission.

Speaker slip submitted in favor by Mark Contreras, and Michael Contreras.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-243 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

REPLACE PARKING SPACES NO. 10 AND 11 WITH LANDSCAPING.

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 Naslund. Passed by a 4-1-0 with Commissioner Chase voting nay, Commissioners Garcia, and Ontai not present. Resolution No. 4139 PC

**ITEM-13: 5014 AUBURN TENTATIVE MAP - PROJECT NO. 94780**

Paul Godwin presented Report No. PC-06-249 to the Planning Commission.

Speaker slip submitted in favor by Joseph Scarlatti and Mirek Knopp

No one present to speak in opposition

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-249 FINDING NO. TWO CANNOT BE MADE. Second by Commissioner Naslund. Passed by a 7-0-0 vote. Resolution No. 4140-PC.

**ITEM-14: 4625 KANSAS TENTAIVE MAP – PROJECT NO. 87003**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-250 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 Naslund. Passed by a 6-1-0 with Commissioner Griswold voting nay. Resolution No. 4142-PC.

ITEM-15: **4410 UTAH TENTATIVE MAP - PROJECT NO. 91092**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-251 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 Naslund. Passed by a 6-1-0 with Commissioner Griswold voting nay. Resolution No. 4142-PC.

ITEM-16: **4020 KANSAS TENTATIVE MAP - PROJECT NO. 82766**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO PC-06-252 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 Naslund. Passed by a 6-1-0 with Commissioner Griswold voting nay. Resolution No. 4143-PC.

ITEM-17: **4024 GEORGIA TENTATIVE MAP - PROJECT NO. 89197**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-253 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 Naslund. Passed by a 6-1-0 with Commissioner Griswold voting nay. Resolution No. 4144-PC.

ITEM-18: **2625 HIGHLAND TENTATIVE MAP - PROJECT NO. 85924**

Staff requested the project to be withdrawn from the docket.

Chairperson Schultz adjourned the Planning Commission meeting at 2:50 pm.