

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

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:05a.m. Chairperson Schultz adjourned the meeting at 11:36 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase- not present
Commissioner Robert Griswold- present/not present for #1-4
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ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN

None

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

10 and 11 were placed on the consent agenda.

ITEM 4: DIRECTOR'S REPORT:

Mr. Bill Anderson reported on the Housing Element Strikeout version and General Plan Update final draft of the environmental analysis, should be available next week for public review. The Economic Development Division, working with Planning, Redevelopment, City of Chula Vista, and National City; submitted a Enterprise Zone application. The application is to try to consolidate the South County Enterprise Zone, which are non-contiguous areas, as one Enterprise Zone for 15 years.

The Planning Department, along with the Port, CCDC, and the County, are working closely together on the first phase of the North Embarcadero Plan.

Mr. Anderson announced that a public workshop would be held on October 15, 2006 at Balboa Park on the Uptown Community Plan. The workshop is to help address processes and issues within the Community.

ITEM -5: COMMISSION COMMENT:

Commissioner Griswold commented on the San Diego Padres and their playoff situation. Commissioner Griswold spoke on the design of the St. Louis Cardinals Stadium.

ITEM -6: APPROVAL OF THE MINUTES OCTOBER 5, 2006:

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR OCTOBER 5, 2006 WITH THE CORRECTION TO COMMISSIONER NASLUND'S ATTENDANCE ON ITEM NO. 11 TO PRESENT. Second by Commissioner Naslund. Passed by a 5-0 vote with Commissioners Chase and Otsuji not present.

MOTION BY COMMISSIONER NASLUND TO RECONSIDER THE MOTION ON THE APPROVAL OF THE MINUTES FOR OCTOBER 5, 2006. Second by

Commissioner Garcia. Passed by a 5-0 vote with Commissioners Chase and Otsuji not present.

MOTION BY COMMISSIONER NASLUND TO APPROVE THE MINUTES of October 5, 2006 AS PRESENTED BY STAFF, WITH NO CORRECTION TO ITEM NO. 11. Second by Commissioner Garcia. Passed by a 5-0 vote with Commissioners Chase and Otsuji not present.

ITEM- 7 *Continued from October 5, 2006:*

*** AFFORDABLE HOUSING DENSITY BONUS AMENDMENT**

Dan Joyce presented Report No. PC-06-264 to the Planning Commission.

Speaker slips submitted in favor by Bob Kevane and Tom Scott.

Speaker slip submitted in opposition by Patrick Rhamey.

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS PRESENTED IN REPORT NO. PC-06-264 TO THE PLANNING COMMISSION WITH ADDITIONAL RECOMMENDATIONS TO BE ADDED TO THE CONDITIONS:

1. PARKING REQUIREMENTS IN TERMS OF AFFORDABLE HOUSING AND INCLUDE A TRANSIT LINKAGE.
2. DENSITY BONUS HOW IT HAS BEEN USED HISTORICALLY AND GEOGRAPHICALLY.
3. MONITORING PROGRAM ON THE DEVIATIONS AND WHAT SUCCESS WE ARE GETTING FROM THOSE DEVIATIONS.
4. USER/NON-USER FRIENDLINESS OF THE REGULATIONS.
5. MINISTERIAL DEVIATIONS WITHOUT THE DENSITY BONUSES; RECOGNIZE THAT IT WOULD REQUIRE SOME ANALYSIS TO MAKE THE FINDINGS.
6. NOT HAVING AN IN-LIEU FEE AS AN OPTION.

Second by Commissioner Garcia. Passed by a 5-0-0 vote with Commissioners Chase and Otsuji not present. Resolution No. 4155-PC.

Both Items No. 8 and No.9 were heard together as one project.

ITEM-8: ***VERIZON-SOLEDAD CARDENO - PROJECT NO. 39165**

Natalie de Freitas presented Report No. PC-06-262 to the Planning Commission.

Speaker slips submitted in favor of the appeal opposed to the project by Sherri Lightner, Dr. Jean Spergil, Tandis Arjmand,

Speaker slip submitted opposed to the appeal and in favor of the project by Gary Roth, Erl Sagen, Shelly Kilbourn, Grant Heitman, Sally Fuller, Gregory Chuncey, and Steve Alexzada

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO DENY THE APPEAL AND APPROVE THE PROJECT AS PRESENTED AND CERTIFY THE NEGATIVE DECLARATION NO. 82328. Second by Commissioner Griswold. Passed by a 5-0-0 vote with Commissioners Chase and Otsuji not present. Resolution No. 4156-PC

ITEM-9: ***CINGULAR-ALTA LA JOLLA – PROJECT NO. 82328**

Natalie de Freitas presented Report No. PC-06-262 to the Planning Commission.

Speaker slips submitted in favor of the appeal opposed to the project by Sherri Lightner, Dr. Jean Spergil, Tandis Arjmand,

Speaker slip submitted opposed to the appeal and in favor of the project by Gary Roth, Erl Sagen, Shelly Kilbourn, Grant Heitman, Sally Fuller, Gregory Chuncey, and Steve Alexzada

COMMISSION ACTION:

MOTION BY COMMISSIONER NASLUND TO DENY THE APPEAL AND APPROVE THE PROJECT AS PRESENTED AND CERTIFY THE NEGATIVE DECLARATION NO. 82328. Second by Commissioner Griswold. Passed by a 5-0-0 vote with Commissioners Chase and Otsuji not present Resolution No. 4157-PC

ITEM-10: ***LINDA VISTA SECOND BAPTIST CHURCH - PROJECT NO. 44257**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-277 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 4-0-0 vote with Commissioners Chase, Otsuji, and Griswold not present. Resolution No. 4158-PC.

ITEM-11: **319 W. HAWTHORN TENTATIVE MAP – PROJECT NO. 81829**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-256 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 Ontai. Passed by a 4-0-0 with Commissioners Chase, Otsjui, and Griswold not present. Resolution No. 4159-PC

ITEM-12: **115 THORN TENTATIVE MAP – PROJECT NO. 101453**

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

No one present to speak in favor.

Speaker slip submitted in opposition by Donald Stroebel.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO OCTOBER 19, 2006 TO DETERMINE THE UNDERGROUNDING OF THE UTILITY POLES. Second by Commissioner Ontai. Passed by a 5-0-0 with Commissioners Chase and Otusji not present.

Chairperson Schultz adjourned the Planning Commission meeting at 11:36 a.m.