

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 11, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:08 a.m. Chairperson Schultz adjourned the meeting at 1:55 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- present/not present for #1-4
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Eric Naslund- present
Vacancy
Cecilia Williams, Planning Department – present
Mike Westlake, Development Services-present
Shirley Edwards, 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ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN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:

Item No 13 and Item No. 14 were placed on the consent agenda.

ITEM 4: DIRECTOR'S REPORT:

Mr. Bill Anderson reported on the General Plan was presented to the Urban Land Institute with Council Member Madaffer and Chairperson Schultz. The announcement of the Redevelopment Deputy Director will be announced next week.

Mr. Anderson also announced the distribution of a job notice for Deputy Director in the Urban Form Division and resumes are being accepted at this time.

Mr. Anderson spoke of the Planning Commission Workshop that will be held in Otay Mesa on January 18, 2007. The Commission will first participate in a 2-hour self-guided tour with a public forum to start at 11:00 a.m.

ITEM -5: COMMISSION COMMENT:

Commissioner Garcia reminded the commission of the APA 2 hour Training on January 19, 2007 regarding sustainability.

Commissioner Otsuji wished the Chargers well in there play-off game.

ITEM -6: APPROVAL OF THE MINUETS FOR DECEMBER 7, 2006:

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE THE MINUTES FOR DECEMBER 7, 2006 AS PRESENTED. Second by Commissioner Otsuji. Passed by a vote of 6-0-1 vote with a vacancy.

ITEM- 6 ***CENTERPOINTE @ GRANTVILLE – PROJECT NO. 80450**

Dan Stricker presented Report No. PC-06-299 to the Planning Commission.

Speaker slips submitted in favor by Jerry Mc Lees, Bill Berwin, Jay Wexler, Roy Clark, Steve Wallet, Bob Haynes, John Boarman, John Pilch, and Leon Parma

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND THAT THE CITY COUNCIL CERTIFY SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (NO. 80450) TO THE GRANTVILLE REDEVELOPMENT PROJECT PROGRAM ENVIRONMENTAL IMPACT REPORT.

RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, AND THE NAVAJO COMMUNITY PLAN NO 251399.

RECOMMEND THAT THE CITY COUNCIL APPROVE REZONE NO 251401.

RECOMMEND THAT THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 270199

RECOMMEND THAT THE CITY COUNCIL APPROVE VESTING TENTATIVE MAP NO.251403.

WITH THE ADDITION, THAT THE CITY COUNCIL CONSIDERS RECOMMEDATIONS AND COMMENTS ON TRANSPORTATION AND ON THE SUSTAINABILITY GUIDELINES. Second by Commissioner Naslund. Passed by a 5-0-2 vote with a vacancy, and Commissioner Garcia recusing. Resolution No. 4197-PC

ITEM-7: ***47th STREET SELF-STORAGE - PROJECT NO. 82503**

Dan Stricker presented Report No. PC-07-01 to the Planning Commission.

Speaker slips submitted in favor by Jim Dawe, Steve Laub, Clyde Ahrens, Gary Petty, and Adrian Kwiatkowski.

No speaker slips were submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER NALSUND TO RECOMMEND THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION NO. 82503 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM.

RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, AND THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN, NO. 260655.

RECOMMEND THAT THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 260654

RECOMMEND THAT THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 260818

RECOMMEND THAT THE CITY COUNCIL APPROVE EASEMENT ABANDONMENT NO. 392085.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANTS DOCUMENTS SHALL TAKE INTO ACCOUNT MORE DROUGHT TOLERANT, PLANTS.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT'S DOCUMENTS SHALL REFLECT THE USE OF SUSTAINABLE AND/OR RECYCLED CONSTRUCTION MATERIALS.

Second by Commissioner Garcia. Passed by a 5-0-2 vote with a vacancy. Resolution ResouNo. 4198-PC

ITEM-8: *Appeal of the Hearing Officer Decision on 11/22/06:*

MANSOUR RESIDENCE – PROJECT NO. 18375

Renee Mezo presented Report No. PC-07-003 to the Planning Commission.

Speaker slips submitted in favor of the appeal, opposed to the project by Michael W. Theilacker, Michael A. Theilacker, Bill Beck, Teresa Beckuirth, Robert Perris, Jeanne Theilacker, John Stevenson, Vince Nicholas,

Speaker slips submitted in opposition of the appeal, in favor of the project by Sharon Mansour, and Pedro Garcia.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO DENY THE APPEAL AND APPROVE SITE DEVELOPMENT PERMIT NO. 43180, SUBJECT TO CONDITIONS.

Second by Commissioner Naslund. Passed by a 6-0-1 with one vacancy. Resolution No. 4199 PC

ITEM-9: 1327 PACIFIC BEACH DRIVE TENTATIVE MAP - PROJECT NO. 78142

Glenn Gargas presented Report NO. PC-07-005 to the Planning Commission

Speaker slip submitted in favor by Matt Browar.

No speaker slips submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN PLANNING COMMISSION REPORT NO. PC-07-005.

INABILITY TO MAKE FINDING #2; THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3).

Second by Commissioner Ontai Passed by a 6-0-1 vote with one vacancy. Resolution No. 4200-PC.

ITEM-10: 1237 HORNBLEND TENTATIVE MAP - PROJECT NO. 80555

Glenn Gargas presented Report NO. PC-07-005 to the Planning Commission .

Speaker slip submitted in favor by Matt Browar.

No speaker slips submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN PLANNING COMMISSION REPORT NO. PC-07-006

INABILITY TO MAKE FINDING #2; THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE

AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3).

Second by Commissioner Ontai. Passed by a 6-0-1 vote with one vacancy. Resolution No. 4201-PC.

ITEM-11: 6504 LA JOLLA TENTATIVE MAP - PROJECT NO. 78327

Glenn Gargas presented Report NO. PC-07-005 to the Planning Commission

Speaker slip submitted in favor by Matt Browar.

No speaker slips submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN PLANNING COMMISSION REPORT NO. PC-07-007

INABILITY TO MAKE FINDING #2; THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3).

Second by Commissioner Ontai. Passed by a 6-0-1 vote with one vacancy. Resolution No. 4202-PC.

ITEM-12: 4321 CASS TENTATIVE MAP - PROJECT NO. 78866

Glenn Gargas presented Report NO. PC-07-005 to the Planning Commission

Speaker slip submitted in favor by Matt Browar.

No speaker slips submitted in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN PLANNING COMMISSION REPORT NO. PC-07-008

INABILITY TO MAKE FINDING #2; THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL RESOURCES (LAND

DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3).

Second by Commissioner Ontai. Passed by a 6-0-1 vote with one vacancy. Resolution No. 4203-PC.

ITEM-13: 4776 LAMONT TENTATIVE MAP - PROJECT NO. 80411

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-07-015 TO THE PLANNING COMMISSION, WITH ADDITIONAL CONDITION THAT THE APPLICANT AGREES TO THE FOLLOWING;

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 Griswold. Passed by a 5-0-2 with a vacancy and Griswold not present. Resolution No. 4204-PC

ITEM-14: EXTENSION OF TIME TO COMMUNITY PREPARATION SCHOOL - PROJECT NO. 89343

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-07-017 TO THE PLANNING COMMISSION Second by Commissioner Ontai. Passed by a 5-0-2 vote with vacancy and Commissioner Griswold not present. Resolution No. 4205-PC.

Chairperson Schultz adjourned the Planning Commission meeting at 1:55 pm .