

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 29, 2007
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:09 a.m. Chairperson Schultz adjourned the meeting at 1:42 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- Not present
Commissioner Eric Naslund- present
Vacancy
Cecilia Williams, Planning Department – present
Mike Westlake, Development Services-present
Andrea Dixon, 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ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN
Item No. 11 and Item No. 13 were withdrawn from the docket**ITEM 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.**ITEM 4: DIRECTOR'S REPORT:**

Mr. Bill Anderson announced that an offer has been presented to a perspective candidate for the Community Planning and Community Investment Deputy Director position of the Urban Form Division.

The Historical Resources Board reviewed the Historical Survey for the Uptown Community. The Uptown Community decided to continue due to the controversial material.

Mr. Anderson addressed the General Plan. CPC (Community Planners Committee) reviewed the Land Use Element, Mobility Element and Urban Design Element. They voted to adopt with amendments.

Barrio Logan funding for the Community Plan is scheduled to be presented to the Redevelopment Agency on April 10, 2007.

Regarding a new Planning Commissioner, Mr. Anderson stated that three candidates were interviewed. Two candidates were then forwarded to the Mayor's office for final consideration.

Marcela Escobar-Eck spoke on several issues. Spoke of the process on the distribution of material to the Commission, City Staff, and the public. Explained how issues are being handled between Development Services and the City Attorneys Office. Our goal is to try to address issues ahead of time. There still may be some fundamental disagreements.

Mrs. Escobar Eck discussed the DSD layoffs and explained the bumping factor. A final date will be given April 12, 2007.

Marcela also announced that the Density Bonus Report would be continued to a date uncertain, and at City Council, the Briggs Law appeals were denied.

ITEM 5: **COMMISSION COMMENT:**
None.

ITEM 6: ***Continued from January 25, February 8, 2007, and March 1, 2007:***

***LAS PALMAS - PROJECT NO. 92178**
City Council District: 8; Plan Area: San Ysidro

Will Zounes updated the Planning Commission since last heard on March 1, 2007.
Speaker slip submitted in favor by Mark Mitchell

Negative Declaration No. 92178. Report No. PC-07-001

COMMISSIONERS ACTION:

MOTION BY COMMISSIONER GRISWOLD TO APPROVE SITE DEVELOPMENT PERMIT NO. 296542 AND TENTATIVE MAP NO. 405345. CERTIFY NEGATIVE DECLARATION NO. 92178.
Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner Otsuji not present and one vacancy. Resolution No. 4235-PC

ITEM 7: ***Continued from March 8, 2007:***

AZTEC BUDGET INN REDEVELOPMENT - PROJECT NO. 83705
City Council District: 7; Plan Area: College Area

Dan Stricker presented Report No. PC-06-208 to the Planning Commission.

Speaker slips submitted in favor by Jim Dawe, Newell Booth, Christine Vincent, and Arkan Somo.

Speaker slips submitted in opposition by Scott Lewis, Amy Earhart, Margaret Smeekens, Trina Adams, Laura Riebau, and Jeanette Riley.

Public testimony was closed.

COMMISSIONERS ACTION:

MOTION BY COMMISSIONER NASLUND RECOMMEND TO THE CITY COUNCIL TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 83705.

RECOMMEND TO THE CITY COUNCIL APPROVAL OF REZONE NO. 265139;

SITE DEVELOPMENT PERMIT NO. 265960; VESTING TENTATIVE MAP NO. 285780; AND EASEMENT ABANDONMENT NO. 265140 WITH ADDITIONAL MODIFICATIONS TO THE CONDITIONS:

AFFORDABLE HOUSING REMAIN ON-SITE, SUPPORTING A 63-UNIT SCENARIO WERE THE UNIT NORTHWESTERN EDGE ABOVE THE DRIVEWAY BE MOVED TO THE COURTYARD SIDE FOR A STEP BACK AWAY FROM THE SINGLE-FAMILY HOMES TO THE WEST.

THE PLANNING COMMISSION IS NOT OPPOSED TO THE 65-UNIT SCENARIO, AS LONG AS THE UNITS WOULD NOT BE PLACED BACK WERE THEY COULD AFFECT SINGLE-FAMILY RESIDENCE.

WE ALLOW THE TANDEM PARKING AND SHARED PARKING, ASK THE CITY TO LOOK INTO PLACING A LIGHT ON AROSA, WORK THE NEIGHBORS AND DO THE APPROPRIATE TRAFFIC CALMING MEASURES.

Second by Commissioner Ontai. Passed by vote of 4-0-3 with Chairperson Schultz recusing, Commissioner Otsuji not present and one vacancy. Resolution No. 4236-PC

ITEM 8: *Continued from February 8, March 1, and March 15, 2007:*

4133 FLORIDA STREET TENTATIVE MAP- PROJECT NO. 89306

City Council District: 3; Plan Area: Greater North Park

Michelle Sokolowski presented Report No. PC-07-025 to the Planning Commission

Speaker slip submitted in favor by Chris Christensen.

No one present to speak in opposition.

Public testimony was closed

COMMISSIONERS ACTION:

MOTION BY COMMISSION ONTAI TO APPROVE TENTATIVE MAP NO. 28647.

APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

ADDITIONAL CONDITION: PRIOR TO APPROVAL OF THE FINAL MAP, A "SIGNED" BUILDING CONDITION REPORT MUST BE PROVIDED.

Second by Commissioner Naslund. Passed by a 4-1-2 vote with Commissioner Griswold voting Nay, Commissioner Otsuji not present and one vacancy. Resolution No. 4237-PC

ITEM 9: *Appeal of the Hearing Officer Decision from December 20, 2006:*

JOHNSON RESIDENCE – PROJECT NO. 100862

City Council District: 1; Plan Area: Torrey Pines

Bill Tripp presented Report No. PC-07-037 to the Planning Commission.

Speaker slips submitted in favor of the appeal and opposed to the project by Bob Harvey, James Reed, Maura Harvey, and Fukong Tzling.

Speaker slips submitted in opposition to the appeal in favor of the project by Claudia Johnson, and Al Johnson.

COMMISSIONERS ACTION:

MOTION BY COMMISSIONER NASLUND TO DENY THE APPEAL AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 333152.

APPROVE BOTH VARIANCES UNDER VARIANCE NO. 397394.

CERTIFY NEGATIVE DECLARATION NO. 100862.

Second by Commissioner Ontai. Passed by a 5-0-2 vote with Commissioner Otsuji not present and one vacancy. Resolution No. 4238-PC

ITEM 10: **4969 SANTA MONICA TENTATIVE MAP - PROJECT NO. 98120**

City Council District: 2; Plan Area: Ocean Beach

Laila Iskandar presented Report No. PC-07-044 to the Planning Commission.

Speaker slips submitted in favor by Jim Seamas, and Mirek Knopp

No one present to speak in opposition.

Public Testimony was closed.

COMMISSIONERS ACTION:

MOTION BY COMMISSIONER NASLUND TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 341924.

APPROVE TENTATIVE MAP NO. 422865.

APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES.

Second by Commissioner Ontai. Passed by 4-1-2 with Commissioner Griswold voting nay, Commissioner Otsuji not present and one vacancy. Resolution No. 4239-PC

ITEM 11: **CABRILLO PALISADES TENTATIVE MAP– PROJECT NO. 97472**
City Council District: 6; Plan Area: Serra Mesa

This item was withdrawn from the docket.

ITEM 12: **2005 GRAND VESTING TENTATIVE MAP– PROJECT NO. 90852**
City Council District: 2; Plan Area: Pacific Beach

Glenn Gargas present Report No. PC-07-052 to the Planning Commission.

Speaker slip submitted in favor by Chris Christensen.

No one present to speak in opposition.

Public Testimony was closed.

COMMISSIONERS ACTION:

Motion by Commission Ontai to approve Coastal Development Permit No. 263783 and approve Vesting Tentative Map No. 259966; with conditions.

Provide a Signed copy of the Building Conditions Report and provide and entire list of improvements prior to the final map.

Second by Commissioner Naslund. Votes fails 2-3-2 with Chairperson Schultz, Commissioners Garcia and Griswold voting nay. Commissioner Otsuji not present and one vacancy.

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO MAY 10, 2007 TO ALLOW THE APPLICANT ADEQUATE TIME TO PROVIDE A SIGNED BUILDING CONDITIONS REPORT, ADDRESS PARKING ISSUES, AND PROVIDE A LANDSCAPE PLAN.

Second by Vice-Chairperson Garcia. Passed by a 5-0-2 vote with Commissioner Otsuji not present and one vacancy.

ITEM 13: **233 PROSPECT TENTATIVE MAP– PROJECT NO. 77255**
City Council District: 2; Plan Area: Pacific Beach

COMMISSIONERS ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO APRIL 26, 2007.
SECOND BY COMMISSIONER GRISWOLD. Passed by a 5-0-2 vote with
Commissioner Otsuji not present and one vacancy.

ITEM 14: **SOUTHVIEW – PROJECT NO. 2204**

This item was withdrawn from the docket.

Chairperson Schultz adjourned the Planning Commission meeting at 1: 42 p.m.