

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 26, 2007  
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 2:34 pm.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia- Not present  
Commissioner Robert Griswold- Not present for items 1-3  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji- present  
Commissioner Eric Naslund- Not 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ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**  
Items No. 16 was continued to May 17, 2007.

John Stump requested continuance for Item No. 9. The Planning Commission denied the request and heard the item

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 10, 11, 13, and 15 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**  
Bill Anderson introduced Garry Papers, new Director for the Urban Form Division, of the Community Planning and Community Investment Department. Mr. Anderson announced the Redevelopment Agency approved the budget for the Community Plan Development for Barrio Logan.

Mr. Anderson provided the General Plan Update Program Status Report

ITEM -5: **COMMISSION COMMENT:**  
Gil Ontai informed the commission of a presentation he conducted on April 18, 2007. It was with the Society Students of SDSU on the impact of Student Housing on the Community.

ITEM - 6: **APPROVAL OF THE MINUTES FOR MARCH 15 and APRIL 5, 2007:**

**APPROVAL OF THE MINUTES FOR MARCH 15, 2007:**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NALSUND TO APPROVE THE MINUTES FOR MARCH 15, 2007 WITH THE CORRECTIONS:

ITEM NO. 10- NEEDS TO INCLUDE THE WORDS, "COMMISSIONER GRISWOLD NOT PRESENT"

ITEM NO. 9- ON THE MAKER OF THE SECOND; REMOVE ONTAI AND REPLACE IT WITH OTSUJI.

Second by Commissioner Otsuji. Passed by a 4-0-3 vote with Commissioner Griswold recusing, Vice-Chairperson Garcia not present and one vacancy.

**APPROVAL OF THE MINUTES FOR APRIL 5, 2007**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR APRIL 5, 2007 AS PRESENTED.

Second by Commissioner Otsuji. Passed by a 4-0-3 vote with Commissioner Naslund recusing, Vice-Chairperson Garcia not present and one vacancy

ITEM-7: *Continued from March 29, 2007:*

**233 PROSPECT TENTATIVE MAP– PROJECT NO. 77255**

City Council District: 2; Plan Area: Pacific Beach

Jeannette Temple presented Report No. PC -07-020, Robert Korch, to the Planning Commission.

Speaker Slips in favor by Matt Peterson, Jeffrey Fee, Mila Collins, Michael Collins, David Higginbottom,

Speaker Slips submitted in Opposition by Murle Ranney Rack, and Dana Levine

**COMMISSION ACTION:**

MOTION BY GRISWOLD TO CERTIFY NEGATIVE DECALARTION NO. 77255.

APPROVE COASTAL DEVELOPMENT PERMIT 243065 AND APPROVE TENTATIVE MAP NO. 239256.

WITH ADDITIONAL CONDITIONS:

CEASE ALL VIOLATIONS TO THE COASTAL DEVELOPMENT PERMIT.  
– NUMBER OF UNITS WILL BE REDUCED BACK TO 115, OFF-STREET PARKING, AND SHORT-TERM HOTEL STAY.

THE PROPERTY SHALL NOT BE SOLD FOR A PERIOD OF TEN YEARS, AT THAT TIME PROPOSED BUYERS MUST BE OF AGE, 55 OR OLDER AND/OR WITH DISABILITIES

PRIOR TO FINAL MAP; SUBJECT TO BUILDING CONDITIONS, PROJECT MUST BE APPROVED BY DEVELOPMENT SERVICES DEPARTMENT CITY ENGINEERS IN ADDITION TO THE HOUSING COMMISSION.

Second by Commissioner Naslund. Passed by a 5-0-2 vote with Vice-Chairperson Garica not present and one vacancy. Resolution No. 4246-PC

ITEM-8: *Continued from April 5, 2007:*

**\*SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**

City Council District: 6; Plan Area: Kearny Mesa

Before the project was discussed, the City Attorney’s office requested a continuance. Deputy City Attorney, Andrea Dixon stated, “that we have received new information and have not had time to review.” The project moved forward until someone from the City Attorney’s could come forward with a reason for the request of a continuance. None came forward. The project was heard.

Jeannette Temple present report no. PC-07-058 to the Planning Commission.

Speaker slip submitted in favor by Tom Story, Thom Cox

Speaker slip submitted in opposition by Eric Van Wetzel, and Mark Camyn

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO CONTINUE TO MAY 31, 2007 TO ALLOW THE APPLICANT TIME TO RESOLVE ISSUES BROUGHT FORWARD DURING THE HEARING.

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

*Adjourned for Lunch from 11:47 to 1:19 - “Take your son’s and Daughter’s to work day*

ITEM-9: **52<sup>nd</sup> STREET SENIORS- PROJECT NO. 27958**

City Council District: 3; Plan Area: Mid-City

Dan Stricker presented report no. pc-07-057 to the planning commission.

Speaker slips submitted in favor by Dana Morabito, Wendy Dewitt, Ralph Kingers, Leon Brooks, Jeff Stine, and Jimmy Morrison.

Speaker slips submitted in opposition by John Stump and Richard Lawrence.

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 27958 ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM.

APPROVE PLANNED DEVELOPMENT PERMIT NO. 426991 AND CONDITIONAL USE PERMIT NO. 161157.

Second by Commissioner Otsuji. Passed by a 4-0-3 vote with Chairperson Schultz recusing, Vice-Chairperson Garcia not present and one vacancy.  
Resolution no. 4247-PC

ITEM-10: **SANTA BARBARA COVE TENTATIVE MAP – PROJECT NO. 105096**  
City Council District: 2; Plan Area: Mission Beach

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE TENTATIVE MAP NO. 349427 AND WAIVER OF THE REQUIREMENT TO UNDERGROUND THE EXISTING OVERHEAD UTILITIES.

ALONG WITH 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 Commission Naslund. Passed by a 4-0-3 vote with Commissioner Griswold, Vice-Chairperson Garcia not present, and one vacancy.

ITEM-11: **\*SHARP PARKING FACILITY– PROJECT NO. 116107**

City Council District: 6; Plan Area: Serra Mesa

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE  
CONDITIONAL USE PERMIT NO. 392017.

APPROVE PLANNED DEVELOPMENT PERMIT NO. 392018,

APPROVE AMENDING CUP NO. 11504.

APPROVE PLANNED DEVELOPMENT PERMIT NO. 11505.

CERTIFY MITIGATED NEGATIVE DECLARATION NO. 116107.

ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM.

Second by Commission Ontai. Passed by a 5-0-2 vote with Vice-Chairperson  
Garcia not present, and one vacancy.

ITEM-12: **4712 W. POINT LOMA BOULEVARD - PROJECT NO. 107269**

City Council District: 2; Plan Area: Ocean Beach Precise Plan

Laila Iskandar presented report No. PC-07-047, for Corry Wilkinson, to the  
Planning Commission

Speaker slips submitted in favor by Thomas Davies, Nadia Davies, and Robert  
Bateman.

No on present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND APPROVE COASTAL  
DEVELOPMENT PERMIT NO. 358089.

APPROVE THE TENTATIVE MAP NO. 356730.

Second by Commissioner Ontai Passed by a 5 -0-2 vote with Vice-Chairperson  
not present and one vacancy. Resolution No. 4250-PC

ITEM-13: **4878 CAPE MAY TENTATIVE MAP– PROJECT NO. 108208**  
City Council District: 2; Plan Area: Ocean Beach

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE  
TENTATIVE MAP NO. 360155.

APPROVE COASTAL DEVELOPMENT PERMIT NO. 360191.

APPROVE WAIVER OF THE REQUIREMENT TO UNDERGROUND THE  
EXISTING OVERHEAD UTILITIES.

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 Commission Naslund. Passed by a 4-1-2 vote with Commissioner  
Griswold voting nay, Vice-Chairperson Garcia not present, and one vacancy.  
Resolution No. 4251-PC

ITEM-14: **W. LAUREL COMMERCIAL STUDIOS TENTATIVE MAP  
PROJECT NO. 112323**  
City Council District: 2; Plan Area: Centre City

Pete Lynch presented report no. PC-07-059 to the Planning Commission.

Speaker slip submitted by Brett Farrow.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER NASLUND TO APPROVE TENTATIVE  
MAP NO.377076.

Second by Commissioner Ontai. Passed by a 5-0-2vote with Vice -Chairperson  
Garcia not present and one vacancy. Resolution No. 4252-PC

ITEM-15: **3101 JUNIPER TENTATIVE MAP– PROJECT NO. 93090**  
City Council District: 3; Plan Area: Golden Hill

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSJUI TO APPROVE  
TENTATIVE MAP NO.300679.

APPROVE WAIVER OF THE REQUIREMENT TO UNDERGROUND THE  
EXISTING OVERHEAD UTILITIES.

Second by Commissioner Naslund. Passed by a 5-0-2 vote with Vice-  
Chairperson Garcia not present and on vacancy. Resolution No. 4253-PC



ITEM-16: **GASLAMP QUARTER PLANNED DISTRICT ORDINANCE AND DESIGN GUIDELINES REVISIONS**

City Council District: 2; Plan Area: Centre City

**COMMISSION ACTION:**

MOTIONS BY COMMISSIONER OTSUJI TO CONTINUE TO MAY 17, 2007.

Second by Commissioner Naslund. Passed by a 4-0-3 with Vice-Chairperson Garcia, Commissioner Griswold not present, and one vacancy

ITEM-17: **GENERAL PLAN UPDATE PROGRAM STATUS REPORT**

Mr. Bill Anderson, Director of Community Planning and Community Investment Department, provided the General Plan Program Status Report (PC-07-071) during Item No. 4, Director's Report.

**COMMISSION ACTION:**

No action was requested from the Planning Commission.

Chairperson Schultz adjourned the Planning Commission meeting at 2:34 p.m.