

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 06, 2008  
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. Commissioner Schultz adjourned the meeting at 3:27 pm.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz - present  
Vice-Chairperson - Vacant  
Commissioner Robert Griswold - present  
Commissioner Gil Ontai - present  
Commissioner Dennis Otsuji – present  
Commissioner Eric Naslund - present  
Commissioner Mike Smiley - present

Staff

Andrea Dixon, City Attorney - present  
Mary Wright, CP & CI - present  
Mike Westlake, Development Services Department - present  
Elisa Contreras, Recorder - present  
Chandra Jones, Recorder - present

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**ITEM 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE GIVEN

**ITEM 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE GIVEN

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

Items No. 8, 10, 11, 12 were placed on the consent agenda.

**ITEM 4: DIRECTOR'S REPORT:**

Mary Wright announced that the general plan is going to Council March 10, 2008.

Mike Westlake announced that on Tuesday the City Council considered an appeal of the Planning Commission decision to approve a nine-unit condo conversion project. The applicant was appealing the condition requiring that the building conditions report, the improvements required there and landscape and the landscape concept plan be completed prior to final map. After considerable discussion the Council did something they never did before, denying the appeal and approving the project with the Planning Commissions condition that they be done prior to final map. During their discussion they recognize that the deed restriction method that they utilized previously was probably a mistake and wouldn't work as effectively as the final map requirement. Because of some of the complicated methods of applying the new condo regulations to condo conversions they also referred the item as a policy item to the Land Use and Housing Committee.

**ITEM -5: COMMISSION COMMENT:**

Chairperson Schultz had a question regarding the general plan and the document that was passed out on the Planning Commissions recommendation.

ITEM -6: **APPROVAL OF THE MINUTES NOVEMBER 1, 2007 AND NOVEMBER 8, 2007**

MOTION BY GRISWOLD TO APPROVE THE MINUTES OF NOVEMBER 1, 2007. Second by Commissioner Otsuji. Passed by a vote of 6-0-1.

MOTION BY OTSUJI TO APPROVE THE MINUTES FOR NOVEMBER 8, 2007. Second by Commissioner Ontai. Passed by a vote of 6-0-1.

REAPPROVAL OF THE MINUTES MOTION BY COMMISSIONER ONTAI TO RECONSIDER THE MOTION THAT WAS MADE ON THE NOVEMBER 8, 2008 MINUTES. Second by Commissioner Griswold. Passed by a vote of 6-0-1.

MOTION BY COMMISSIONER ONTAI TO ADOPT NOVEMBER 8, 2008 MINUTES THAT CURRENTLY CORRESPONDS WITH EACH OF THE SUB SECTIONS DISCUSSED IN THE GENERAL PLAN. Second by Commissioner Griswold. Passed by a vote of 6-0-1 with one vacancy.

ITEM -7: *Appeal of the Hearing Officer decision of January 9, 2008*

**5115 63<sup>rd</sup> STREET TENTATIVE MAP-PROJECT NO. 122152**

Staff: Edith Gutierrez

Speaker slips in opposition of the appeal Michael Haaland

Speaker slips in favor of the appeal Mike Shafer, Ruth Belenzon

**COMMISSION ACTION:**

MOTION FOR A CONTINUANCE BY COMMISSIONER NASLUND TO CONTINUE THE PROJECT FOR ONE WEEK PER CHAIRPERSON SCHULTZ RECOMMENDATION TO ALLOW THE APPLICANT TO FASHION A CONDITION WITH THE MAP TO WORK WITH STAFF AND THE CITY ATTORNEY'S OFFICE TO COME UP WITH LANGUAGE THAT ADDRESS ISSUES THAT WE CAN ATTACH TO THE RESOLUTION.

COMMISSIONER GRISWOLD UNABLE TO MAKE FINDING NO. 5

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AS STATED: THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE (LAND DEVELOPMENT CODE SECTION 125.0440.e AND STATE MAP ACT SECTION 66474(f)). Second by Commissioner Griswold. Passed by a vote of 5-1-1 with Commissioner Smiley voting nay and one vacancy

**Break**  
**10:17-10:30**

ITEM -8: **4366 UTAH TENTATIVE MAP-PROJECT NO. 85096**

Staff: Renee Mezo

Speaker slips in favor of the project Vernon Franck, Kim Conant

No speaker slips in opposition

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE TENTATIVE MAP NO. 270325; AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES. Second by Commissioner Naslund. Passed by a vote of 5-0-2. With Commissioner Griswold not present and one vacancy. Resolution No.4378-PC

ITEM -9: **\*MESA COLLEGE AMENDMENT SITE DEVELOPMENT PERMIT-PROJECT NO. 139300**

Staff: Helene Deisher

Speaker slips in favor of the project Dave Potter, Marie Rowson

Speaker slips in opposition Wayne Bamford, Dustin Young, Donna Erickson, Dixie L. Wilson

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO APPROVE SITE DEVELOPMENT PERMIT NO. 485233. STATED FOR THE RECORD THAT THE CITY OF SAN DIEGO AS THE RESPONSIBLE AGENCY UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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(CEQA) HAS REVIEWED AND CONSIDERED THE ADDENDUM TO MITIGATED NEGATIVE DECLARATION PREPARED BY THE CITY OF SAN DIEGO COMMUNITY COLLEGE DISTRICT, AND RECOMMEND ADOPTING THE MITIGATION, MONITORING AND REPORTING PROGRAM.

APPROVE SITE DEVELOPMENT PERMIT NO. 485233. Second by Commissioner Naslund. Passed by a vote of 6-0-1 with one vacancy Resolution No. 4379-PC

ITEM -10: **1081 CAMINO DEL RIO SOUTH MAP WAIVER-PROJECT NO. 121239**

Staff: Jeff Peterson

Speaker slips in favor in of the project Tom Mc Cabe

No speaker slips in opposition

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE SITE DEVELOPMENT PERMIT NO. 525399; AND APPROVE MAP WAIVER NO. 412077. Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner Griswold not present and one vacancy Resolution No. 4380-PC

ITEM-11: **FULTON STREET TENTATIVE MAP-PROJECT NO. 139290**

Staff: Farah Mahzari

Speaker slips in favor in of the project Mike Contreras

No speaker slips in opposition

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE TENTAIVE MAP NO. 485209; INCLUDING THE REQUEST TO WAIVE THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES. Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner Griswold not present and one vacancy. Resolution No. 4381-PC

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ITEM-12: **34<sup>TH</sup> STREET TENTATIVE MAP- PROJECT NO. 139290**

Staff: Michelle Sokolowski

Speaker slips in favor in of the project Robert Bateman and Chris Christensen

No speaker slips in opposition

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER OTSUJI TO APPROVE VESTING TENTAIVE MAP NO. 6062; AND APPROVE A WAIVER OF THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES. Second by Commissioner Naslund. Passed by a vote of 5-0-2 with Commissioner Griswold not present and one vacancy. Resolution No. 4382-PC

**Lunch break**  
**12:05-12:58**

ITEM-13: **AMENDMENT TO THE MID-CITY ORDINANCE- COMMUNITIES PLANNED DISTRICT ORDINACE (MCCPDO) FOR AN INTERIM HEIGHT LIMITATIN IN THE UPTOWN COMMUNITY**

Staff: Marlon Pangilinan

Speaker slips in favor in of the project Leo Wilson, Denise, Andrew Towne, Tom Mallany, J. Ernest Villayranla, Barry E. Hager, Ernestine Bonn, Richard M. Gadler, Ronald V. May, Dave Potter, Julianne Peters-Hyde, Jake C. Henn, Bruce Coons, Denise Bradshaw, Jay Hyde, Ann Garwood, John Bauer, Alex Sachs.

Speaker slips in opposition Robin Munro, James Brown, Mark Steele, Ron Buckley, Don Hendylighter, Nick Martin, Bob Lawrence, Lynne Heidel, Patrick Rhamey, Tom Delaney, Gregory A. Mueller, Ian Epley, Scott Richardson.

**COMMISSION ACTION:**

ECONOMIC ANALYSIS REQUESTED BY BARRY SCHULTZ MOTION TO CONTINUE TO APRIL 3, 2008 BY COMMISSIONER NASLUND Second by Commissioner Otsuji Passed by a vote of 4-0-3 with Commissioner Griswold and Ontai not present and one vacancy.

Heard out of order as last item of the day @ 1:00 pm

ITEM-14: **THOMAS JEFFERSON LAW SCHOOL MAP-  
PROJECT NO. 122152**

Staff: Brad Richter

Speaker slips in favor in of the project Rudy Hasl, and Cindy Blair,  
Fehlman La Barre

No speaker slips in opposition

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO APPROVE CENTRE  
CITY PLANNED DEVELOPMENT PERMIT NO. 2007-55 FOR THE  
THOMAS JEFFERSON SCHOOL OF LAW PROJECT. WITH THE  
CONDITION THAT THE LOADING DOCK SHALL BE RESTRICTED  
FROM THE HOURS OF 7:00-9:00AM AND 4:00-6:00PM

Second by Commissioner Naslund. Pass by a vote of 6-0-1 with one  
vacancy. Resolution No. 4383-PC

This item was heard out of order @ 11:27

*Commissioner Schultz adjourned the meeting at 3:26*