

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 7, 2008
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:06 a.m. Chairperson Naslund adjourned the meeting at 5:14 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz – not present
Vice-Chairperson - Eric Naslund –present
Commissioner Robert Griswold – present
Commissioner Gil Ontai –present
Commissioner Dennis Otsuji - present
Commissioner Mike Smiley – not present
Commissioner Tim Golba - Present

Staff

Rachel Lipsky, City Attorney - present
Mary Wright, Planning Department – present
Mike Westlake, Development Services Department - present
Elisa Contreras, 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ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

Items 6, 7, 8, 11

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

Item 14, 15 and 16

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

Mary Wright announced copies of the General Plan are now available for \$30.00 and can be purchased at 202 C street 4th floor during business hours.

Public workshop Grantville master plan, stakeholder meeting Monday, August 11 Mission Valley church.

Barrio Logan stakeholder meeting August 28 @ 5:50pm 1625 Newton.

ITEM-5: **COMMISSION COMMENT.**

Commissioner Ontai commented on the recommendation that was made to the applicant at the July 24 hearing, on item 7 Ocean View Villas the recommendation was to use more sustainable measures such as solar energy on the flat roofs.

Commissioner Otsuji brought up the point of workshop's and made reference to the UTC project workshop. Additional workshop would be useful, to truly understand the projects that come before the Commissioners and asked staff to look into it.

Naslund announced the New City Attorney Rachel Lipsky who took over for Andrea Dixon.

ITEM-6: *Appeal of Development Services Department Decision from January 2008:*

*** T-MOBILE-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 6749**

City Council District: 1; Plan Area: Rancho Penasquitos

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Staff: Karen Lynch-Ashcraft

Speaker slip submitted opposed to appeal in favor of project by Robin Munro, Shelly Kilbourn, Kevin Becker, Michael Rachael.

Speaker slips submitted opposed to project Charles Sellers, Kelly Lemker, Sherri Lightner.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THE ITEM TO SEPTEMBER 11, 2008. Second by Commissioner Golba. Passed by a vote of 4-0-3 with Commissioner Griswold recusing and Commissioner's Schultz, Smiley not present. Report No. PC-08-110

ITEM-7: *Appeal of Development Services Department Decision from January 2008:*

*** SPRINT NEXTEL-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 16218**

City Council District: 1; Plan Area: Rancho Penasquitos

Staff: Karen Lynch-Ashcraft

Speaker slip submitted opposed to appeal in favor of project by Annie Ford.

Speaker slips submitted opposed to project Charles Sellers, Kelly Lemker, Sherri Lightner.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THE ITEM TO SEPTEMBER 11, 2008. Second by Commissioner Golba. Passed by a vote of 4-0-3 with Commissioner Griswold recusing and Commissioner's Schultz, Smiley not present. Report No. PC-08-110

ITEM-8: *Appeal of Development Services Department Decision from January 2008:*

*** AT&T (CINGULAR)-BLACK MOUNTAIN MIDDLE SCHOOL – PROJECT NO. 10860**

City Council District: 1; Plan Area: Rancho Penasquitos

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Staff: Karen Lynch-Ashcraft

Speaker slip submitted opposed to appeal in favor of project by Robin Munro, Shelly Kilbourn, Kevin McGee.

Speaker slips submitted opposed to project Charles Sellers, Kelly Lemker, Sherri Lightner.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CONTINUE THE ITEM TO SEPTEMBER 11, 2008. Second by Commissioner Golba. Passed by a vote of 4-0-3 with Commissioner Griswold recusing and Commissioner's Schultz, Smiley not present. Report No. PC-08-110

ITEM-9: * **COLLWOOD APARTMENTS – PROJECT NO. 144087**
City Council District: 7; Plan Area: College

Staff: John Fisher

Speaker slips submitted in favor of project by Rob Nelson, Jim Dawe, Brian Dinerstein, Josh Vasbinder, Vince G., Natale McNamara, Shane Williams, Jennifer Adams, Janay Kruger, Dell Toelkes, Douglas Skinner, Seth Torma, Jason Kimmel, Scott Whitley, Jon Becker.

Speaker slips submitted oppose to project by Donna L. Ingram-Parnell, Paul Polowski.

COMMISSION ACTION:

MOTION BY COMMISSIONER GOLBA TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 144087, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM;

APPROVE PLANNED DEVELOPMENT PERMIT NO. 504214 AS PRESENTED IN REPORT NO. PC-08-099. Second by Commissioner Griswold. Passed by a vote of 5-0-2 with Commissioner's Schultz and Smiley not present. Resolution No. 4441-PC

ADDITIONAL CONDITIONS:

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THAT THE ENTIRE IRRIGATION SYSTEM BE DESIGN TO ACCEPT RECLAIMED WATER.

REMOVE THE HALF LEVEL ON TOP OF THE PARKING STRUCTURE AND EXCAVATE OUT THE REST OF THE LOWEST PARKING LEVEL IN THE GARAGE TO OFFSET THE LOST SPACES. THESE CHANGES WILL RESULT IN LOSS OF APPROXIMATELY SEVEN STANDARD PARKING SPACES. NOTE THAT THE NEW PARKING COUNT OF 544 STANDARD PARKING SPACES STILL EXCEEDS THE REQUIRED PARKING COUNT OF 539.

LOWER THE FLOOR TO CEILING HEIGHT ON BUILDING FOUR FROM NINE FOOT CEILINGS TO EIGHT FEET. THE CEILINGS WILL BE LOWERED ON ALL FOUR FLOORS AND WILL RESULT IN AN OVERALL HEIGHT REDUCTION OF (APPROXIMATELY) FOUR FEET.

PLACE NOISE SENSORS ON THE HILLSIDE ADJACENT TO THE HOMES ON PROSPERITY LANE AND DEFIANCE WAY. THESE SENSORS WILL BE MONITORED BY THE MANAGEMENT OFFICE AND WILL INFORM MANGEMENT IF THE NOISE EXCEEDS LEVELS DEEMED ACCEPTABLE BY THE CITY OF SAN DIEGO.

ITEM-10: * **TORREY HILLS VTM– PROJECT NO. 106228**
City Council District: 1; Plan Area: Torrey Hills

Staff: John Fisher

Speaker slips submitted in favor of project by Dan Curran, Tony Petros, Mer-Sun Joe, Allen Haynie, Mark Rowson, Tom Blake, Michael Durkin, Dan Kelley, Geri Stewart, John Patterson, Brian A. Riley, Steven Ketter, Bill Hall, Noel Hall, Michael O. Reidy, Rudilynn Sam, Eric Heffner, Kimberly O'Donnell, Connie Curran, Heather Frantz, Sandra Hernander, Shannon Diltz, Jess Diltz, Jennifer Curran, Janay Kruger, Jennifer Adams, Robert Sl. Kuzman, Michael Joseph Reidy, Cherly Moss Reidy.

Speaker slips submitted oppose to project by Julie Hamilton, Jay McGuerty, Diana Padgett, Gigi Bainbridge, Paula Ashley, Bob Wright, Alan Bradshaw, Sherri Lightner, Eric Doan, Manish Wadhwa, Jim Casale, Scott Sacker, Rob Mullary, Robert Randleman.

COMMISSION ACTION:

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MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT NO.106228 AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM; AND ADOPT REZONE.

RECOMMEND THE CITY COUNCIL APPROVE REZONE NO. 352706, TORREY HILLS COMMUNITY PLAN AMENDMENT NO. 3524697, VESTING TENTATIVE MAP NO. 352708 AND PLANNED DEVELOPMENT PERMIT NO. 352707 AS PRESENTED IN REPORT NO. PC-08-062. Second by Commissioner Ontai. Passed by a vote of 5-0-2 with Commissioner's Schultz and Smiley not present. Resolution No. 4443-PC

ADDITIONAL RECOMMENDATIONS:

COMMISSIONER OTSUJI RECOMMENDED THE CITY COUNCIL REQUIRE THE IRRIGATION BE DESIGNED TO UTILIZED RECLAIMED WATER WHEN RECLAIMED IS AVAILABLE IN THE FUTURE.

COMMISSIONER GRISWOLD RECOMMENDED THE CITY COUNCIL INCLUDE THE REQUIREMENTS AS DETAILED IN HOUSING COMMISSION LETTER DATED AUGUST 5, 2008.

Break 3:58-4:03

ITEM-11: * **QUARRY FALLS – PROJECT NO. 49068**
City Council District: 7; Plan Area: Mission Valley

Staff: Jeannette Temple

Speaker slips submitted in favor of project by David Hopkins

Speaker slips submitted oppose to project by Robert Hnatusko

COMMISSION ACTION:

TRAILED TO SEPTEMBER 4, 2008 DUE TO A LACK OF QUAROM

**This item was heard out of before item 11*

ITEM-12: * **OCEAN PARK VILLAS – PROJECT NO. 140430**
City Council District: 6; Plan Area: Ocean Beach

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Staff: Patrick Hooper

Speaker slips submitted in favor of project by Steven Lombordi

No speaker slips submitted oppose to project.

COMMISSION ACTION:

MOTION BY COMMISSIONER OTSUJI TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 140430; AND APPROVE TENTATIVE MAP NO. 490361; AND APPROVE PUBLIC RIGHT-OF-WAY VACATION NO. 490362 AS PRESENTED IN REPORT NO. PC-08-089. Second by Commissioner Golba. Passed by a vote of 5-0-2 with Commissioner's Schultz, Smiley not present. Resolution No. 4442-PC

ADDITIONAL RECOMMENDATION:

PRIOR TO RECORDATION OF THE FINAL MAP, THE OWNER/PERMITEE SHALL SHOW EVIDENCE OF A COASTAL DEVELOPMENT PERMIT OR WAIVER ISSUED BY THE CALIFORNIA COASTAL COMMISSION.

ITEM-13: * **POINT LOMA TOWNHOMES – PROJECT NO. 115083**
City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Speaker slips submitted in favor of project by Dean Wilson, John Dillard, Greg Wysong. Jamie Starck, Rand Wassem

Speaker slips submitted oppose to project by Annette Dahl, Christy Schisler, Jarvis Ross, Brian Thomas.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO RECOMMEND THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION NO. 115083; AND

RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE GENERAL PLAN THE PENINSULA COMMUNITY PLAN AND THE LOCAL COASTAL PROGRAM NO. 390318; AND

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RECOMMEND THAT THE CITY COUNCIL APPROVE COASTAL DEVELOPMENT PERMIT NO. 388140; AND

RECOMMEND THAT THE CITY COUNCIL APPROVE SITE DEVELOPMENT PERMIT NO. 388141; AND

RECOMMEND THAT THE CITY COUNCIL APPROVE PLANNED DEVELOPMENT PERMIT NO. 561515; AND

RECOMMEND THAT THE CITY COUNCIL APPROVE TENTATIVE MAP NO. 388142 AS PRESENTED IN REPORT NO. PC-08-078

INCLUDE THE HISTORICAL BOARD RECOMMENDATION TO ADOPT MITIGATION MEASURES AND FINDINGS ASSOCIATED WITH THE SITE DEVELOPMENT PERMIT RELATED TO THE DESIGNATED HISTORICAL RESOURCE AS PRESENTED.

Second by Commissioner Ontai. Passed by a vote of 5-0-2
Commissioner's Schultz and Smiley not present. Resolution No. 4444-PC

ITEM-14: * **T-MOBILE FASHION HILL APARTMENTS – PROJECT NO. 140488**

City Council District: 6; Plan Area: Linda Vista

Staff: Alex Hempton

No speaker slips submitted in favor to project.

No speaker slips submitted oppose to project.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OSTUJI TO CERTIFY NEGATIVE DECLARATION NO. 140488; AND APPROVE CONDITIONAL USE PERMIT NO. 489997 AS PRESENTED IN REPORT NO. PC-08-100 . Second by Commissioner Golba. Passed by a vote of 4-0 with Commissioner Griswold recusing and Commissioner's Schultz, Smiley not present. Resolution No. 4438-PC

ITEM-15: * **THE BOULEVARD EOT – PROJECT NO. 152601**

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

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Staff: Paul Godwin

Speaker slip submitted in favor of project by Tim Baker.

No speaker slips submitted oppose to project.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OSTUJI TO RECOMMEND TO THE CITY COUNCIL APPROVE THE EXTENSION OF TIME FOR SITE DEVELOPMENT PERMIT NO. 540162, VESTING TENTATIVE MAP NO. 540163, PUBLIC RIGHT-OF-WAY VACATION NO, 576335 AS PRESENTED IN REPORT NO. PC-08-101 . Second by Commissioner Golba. Passed by a vote of 5-0-2 with Commissioner's Schultz, Smiley not present. Resolution No. 4439-PC

ITEM-16: **3650 FLORIDA TENTATIVE MAP – PROJECT NO. 82092**
City Council District: 3; Plan Area: Greater North Park

Staff: Cherlyn Cac

Speaker slips submitted in favor of project by Scott Peters.

No speaker slips submitted oppose to project.

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER OSTUJI TO APPROVE TENTATIVE MAP NO. 257318; AND APPROVE WAIVER TO THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD UTILITIES AS PRESENTED IN REPORT NO. PC-08-097 . Second by Commissioner Golba. Passed by a vote of 4-1-2 with Commissioner Griswold voting nay and Commissioner's Schultz, Smiley not present. Resolution No. 4440-PC