

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 4, 2004  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Vice-Chairperson Schultz at 9:02 a.m. Vice-Chairperson Schultz adjourned the meeting at 11:40 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-not present  
Vice-Chairperson Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present  
Commissioner Mark Steele-present  
Betsy McCullough, Planning Department-present  
Mary Wright, Planning Department-not present  
Bob Manis, Planning Department-present  
Gary Halbert, Development Services-not present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

TEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**  
Staff requested that Item No. 10, the Large Retail Establishment Ordinance be continued to April 8, 2004. And, Item No. 11, Initiation - Community Plan Amendment – Midway Parking, was withdrawn from the docket and will be rescheduled for a future hearing.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 12, Mystic Tentative Map – Project Number 11473 was placed on the consent agenda.

ITEM-4: **DIRECTOR’S REPORT:**  
Coleen Clementson reminded the Commission of the Forum scheduled for March 25 entitled, “Dollars and Sense: The Future of Commercial Development in San Diego”. This will be held in Balboa Park at 6:00 p.m.

Coleen reminded the Commission that the SANDAG Regional Comprehensive Plan discussion has been scheduled to come before the Commission on March 18. Commissioner Chase requested that the Planning Department provide a presentation in addition to the presentation from SANDAG.

Don Weston advised that on March 10, Development Services will be making a presentation before the Rules Committee on underground waivers and will advise the Commission of any policy decision from that meeting.

ITEM-5: **COMMISSION COMMENT:**  
In reference to the report received on Condo Conversions, Vice-Chairperson Schultz inquired when staff would be coming back to LU&H to discuss the program to assist tenants in purchasing converted condo units. Staff to provide this timing and information on the process.

ITEM-6: **APPROVAL OF THE MINUTES OF FEBRUARY 19, 2004:**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF FEBRUARY 19, 2004. Second by Brown. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-7: **APPEAL OF THE HEARING OFFICER'S DECISION FOR SPRINT PCS – DEL MAR HEIGHTS/DURANGO COMMUNICATION ANTENNA FACILITY, PROJECT NO. 4345.**

Firouzeh Tirandaiz presented Report to the Planning Commission No. PC-04-051.

Testimony in favor of the appeal by Bob Lewis.

Testimony in opposition to the appeal by Mac Strobl, Lisa Murphy and Kris Panikowski.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO MARCH 18, 2004 TO ALLOW THE APPLICANT AND THE COMMUNITY TO FURTHER DISCUSS ALTERNATIVE LOCATIONS AND TO LOOK AT THE POSSIBILITY OF AN AGREEMENT TO PROVIDE ENHANCEMENTS ON THE SITE, WITH A PROVISIO THAT THE PLANNING GROUP HAS REPRESENTED THEY WILL SUPPORT A SITE. Second by Ontai. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-8: **THE BISHOP'S SCHOOL - PROJECT NO. 6162.**

Glenn Gargas presented Report to the Planning Commission No. PC-04-050.

Testimony in favor by Christopher Neils, Annie Chen and Steven Douglass.

In favor slips submitted but no testimony given by Nancy Hartigan, Dave Mitchell, Grace Evans Cherashore, Michael Tatok, Allan Fleming, Jr., Margaret Coleman, Ellen Anderson, Jeanne Larson, Rosalie Camacho, Gale Hill, Rebecca Giles, Ellen Kovtsky, Michelle Ritz, Dale Sundby, Nat Coffman, Ginger Sardo, Ann Covmel, Lisa Johnston, Isabelle Carey, Kenneth McCain, Blake Moore,

Horacio Valeiras and Bobbie Quick.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND THAT SPECIAL ATTENTION BE GIVEN TO THE DRAPER STREET BUILDING ELEVATIONS RELATING THE DESIGN TO THE CULTURAL AREA BUILDINGS BY IRVING GILL SUCH AS THE RECREATION CENTER AND WOMEN'S CLUB AND THAT THIS SHOULD BE PART OF THE NEXT PHASE. Second by Ontai. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-9: **PUBLIC HEARING ON AMENDMENTS TO THE CENTRE CITY REDEVELOPMENT PLAN AND MARINA PLANNED DISTRICT ORDINANCE TO PERMIT HOTEL USE ON THE BLOCK BOUNDED BY ISLAND, J, FIRST AND SECOND AVENUES; AND CONSIDERATION OF MARINA DEVELOPMENT PERMIT 2003-33 FOR THE KUSI MIXED USE PROJECT, INCLUDING THE GRANTING OF EXCEPTIONS AND DESIGN REVIEW OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS; CONDITIONAL USE PERMIT 2003-33; AND, COMPREHENSIVE SIGN PLAN 2003-33 – MARINA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.**

Brad Richter, CCDC presented Memorandum to the Planning Commission Dated February 25, 2004.

Testimony in favor by Kip Howard.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND THAT CONSIDERATION BE GIVEN TO SIMPLIFYING THE ROOF TOPS OF THIS BUILDING TO RESPECT - NOT IMITATE THE HISTORICAL ROOFS OF SAN DIEGO; ALSO CLARIFY WHAT THE PROCESS IS TO OBTAIN A PERMIT FOR AN EVENT IN THE PUBLIC PLAZA .

Second by Garcia. Passed by a 5-1 vote with Vice-Chairperson Schultz voting nay and Chairperson Lettieri not present.

ITEM-10: **LARGE RETAIL ESTABLISHMENT ORDINANCE.**

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO APRIL 8, 2004 AT THE REQUEST OF STAFF. Second by Garcia. Passed by a 6-0 vote with Chairperson Lettieri not present.

ITEM-11: **INITIATION-COMMUNITY PLAN AMENDMENT – MIDWAY PARKING – MISSION VALLEY**

This item was withdrawn from this docket and will be rescheduled.

ITEM-12: **MYSTIC TENTATIVE MAP – PROJECT NUMBER 11473.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-043. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay and Chairperson Lettieri not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 11:40 a.m.