

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 11, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:01 a.m. Chairperson Lettieri adjourned the meeting at 5:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-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-not 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

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

ITEM-2: **REQUESTS FOR CONTINUANCE:**
David Hogan with the Center for Biological Diversity requested that Item No. 10, Shaw Lorenz Project be continued to April 22, 2004 due to new impacts recently discovered in the MEIR. Motion was made and failed.

John Leppert requested that Item No. 8, Our Lady of Mt. Carmel be continued one week to have his team available at the hearing.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.

ITEM-4: **DIRECTOR'S REPORT:**
Bob Manis advised that Development Services will provide the litigation information requested by the Commission at the CEQA workshop when it is available.

Don Weston reported that the undergrounding waiver policy was presented to the Rules Committee. The action taken was to refer the item back to the Planning Commission and if the Commission felt there was significant concerns regarding the undergrounding policy that they make recommendations on specific revisions to Council Policy 600-25, as well as Municipal Code section 144.0240. Staff to bring back before the Commission for action in the near future.

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

ITEM-6: **APPROVAL OF THE MINUTES OF FEBRUARY 26, 2004:**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF FEBRUARY 26, 2004. Second by Garcia. Passed by a 7-0 vote.

ITEM-7: APPEAL OF THE HEARING OFFICER'S DECISION FOR THE HAWLEY RESIDENCE PROJECT NO. 3768.

Glenn Gargas presented Report to the Planning Commission No. PC-03-380 and due to recent project changes read updated permit conditions into the record.

Testimony in favor of the appeal opposed to the project by Lou Perry, Scott Bernet, Sherri Lightner and Noushin Bagheri.

Testimony in opposition to the appeal in favor of the project by Jay Hawlay.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT AS RECOMMENDED BY STAFF. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-8: OUR LADY OF MT. CARMEL - PROJECT NO. 2752.

COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO MARCH 18, 2004 TO HAVE THE APPLICANT'S TEAM AVAILABLE AT THE HEARING. Second by Schultz. Passed by a 5-0 vote with Commissioners Garcia and Steele recusing..

ITEM-9: GASLAMP QUARTER SITE DEVELOPMENT PERMIT NO. 41-0546 FOR THE RENAISSANCE/MARRIOTT HOTEL PROJECT.

Beverly Schroeder and Gary Papers, Manager of Architecture and Planning, CCDC presented Memorandum to the Planning Commission Dated March 1, 2004. Marie Lia presented historical information.

Testimony in favor by Ed Himmelberg, Rick Rounds and Cindy Eldred, Joyce Summer, Greg Daquette, Kourosch Hangafarin, Fred Sainz, Demien Farrell and Kevin Ward.

Testimony in opposition by Marsha Sewell, Otto Emme, Fritz Ahern, Barbara Winton, Mesdaq Ahmad and Vincent Bartolotta, Jr.

Public testimony was closed.

COMMISSION ACTION:

Motion by Garcia to recommend to the City Council that they deny staff's recommendations based on the inability to make the finding of economic hardship; and not certify the EIR. Second by Chase. Failed by a 3-4 vote with Chairperson Lettieri, Vice-Chairperson Schultz, and Commissioners Steele and Ontai voting nay.

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Schultz. Passed by a 4-3 vote with Commissioners Brown, Garcia and Chase voting nay.

ITEM-10: SHAW LORENZ - PROJECT NO. 2873.

John Fisher presented Report to the Planning Commission No. PC-04-054.

Testimony in favor by Randi Coopersmith, Chuck Corum, Paul Metcalf, Gary Anderson and Charles Gawle.

Testimony in opposition by David Hogan and Ronald Sawade.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to continue to April 22, 2004 at the request of David Hogan. Second by Ontai. Failed by a 2-5 vote with Chairperson Lettieri, Vice-Chairperson Schultz and Commissioners Garcia, Brown, and Steele voting nay.

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-11: INITIATION-COMMUNITY PLAN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE ALL OR A PORTION OF A 3.66 ACRE SITE, CURRENTLY DESIGNATED FOR NEIGHBORHOOD COMMERCIAL AND MEDIUM DENSITY (15-30 DU/AC) RESIDENTIAL, IN ORDER TO ACCOMMODATE MIXED USE (COMMERCIAL AND RESIDENTIAL) DEVELOPMENT OF UP TO 58 DU/AC.

Testimony in favor by Karen Ruggels.

Testimony in opposition by Bob Chamberlain.

Public testimony was closed.

COMMISSOIN ACTION:

MOTION BY BROWN TO APPROVE THE INITIATION. Second by Garcia.
Passed by a 6-0 vote with Commissioner Steele recusing.

ITEM-12: **FASHION WALK - PROJECT NUMBER 4301.**

Bill Tripp presented Report to the Planning Commission No. PC-04-059.

Testimony in favor by Eric Luna, Steve Quinn and Ed Cramer.

Testimony in opposition by Mark Palinsky, Lynn Mulholland, and Kendall De Pascal.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to deny staff's recommendations. Motion withdrawn, no second.

Motion by Schultz to approve staff's recommendations. Second by Garcia.
Motion withdrawn.

MOTION BY STEELE TO CONTINUE TO APRIL 22, 2004 TO ALLOW THE APPLICANT AND STAFF TO:

LOOK AT IMPROVING PEDESTRIAN ACCESS TO THE FASHION VALLEY SHOPPING CENTER AND TO THE TROLLEY BY IMPROVING THE CROSSWALK AND TROLLEY SIGNAGE.

IMPROVING THE BUS STOP ON FRIARS ROAD.

IMPROVING THE ENTRANCE FROM THE CROSSWALK INTO THE PROJECT;

NON-CONTIGUOUS SIDEWALK;

BRING BACK A STATEMENT AND A MAP REGARDING THE
IRROVOCABLE OFFER TO DEDICATE,

PROVIDE SINGLE RESPONSES TO ISSUES RAISED REGARDING
TRAFFIC IMPROVEMENTS, AS WELL AS ITEMS A-E IN THE LETTER TO
COUNCIL MEMBER FRYE SUBMITTED AS THIS HEARING.

REQUEST THAT AFFORDABLE ON-SITE HOUSING BE RECONSIDERED
FOR THIS PROJECT.

Second by Schultz. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:15 p.m.