

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 18, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:02 a.m. Chairperson Lettieri adjourned the meeting at 4:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Gary Halbert, Development Services-not present
Kelly Broughton, 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:**
David Schroedl requested that the Planning Commission reconsider their actions taken on October 28 for an appeal of the Hearing Officer decision for the Blake Residence. Motion was made but for the lack of a second no action was taken.

ITEM-2: **REQUESTS FOR CONTINUANCE:**
Item No. 10, Hill Residence, Project No. 15355 was withdrawn and will be renoticed and rescheduled.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 12 and 14 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg reported on her trip to China and her attendance at the ULI Conference in New York; she also recently attended the California Planning Round Table, discussing state issues.

Gail also announced that two new Directors have been appointed: Gary Halbert, Development Services, and Patti Boekamp, Engineering and Capital Projects.

Kelly Broughton advised of the update on the zoning maps; that the fourth update to the Land Development Code was approved by City Council on November 9. Kelly also mentioned that the directives given to the Council Committee by the Commission on Undergrounding will not be back before of the end of the year due to department staffing and the change to the Committees that occur in early December.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Steele advised that he too attended the ULI Conference in New York and during that conference, San Diego was recognized as a City doing an outstanding job of "Smart Growth".

ITEM-6: **APPROVAL OF THE MINUTES OF OCTOBER 28, 2004.**

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF October 28, 2004. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-7: **APPEAL OF HEARING OFFICER DECISION FOR THE CINGULAR – ST. DAVID’S – PROJECT NO. 19148.**

Karen Lynch-Ashcraft introduced the project again and gave an update since the last hearing.

Testimony in favor of the appeal by Linda Rotert, Chris Gramlich and Ike Fifield.

Testimony opposed to the appeal by Rev. Brent Carey.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO DENY THE APPEAL AND APPROVE THE PROJECT, AND WILL INCLUDE THE CONDITION REGARDING LANDSCAPING READ INTO THE RECORD BY STAFF. Second by Ontai. Passed by a 4-3 vote with Chairperson Lettieri and Commissioners Steele and Chase voting nay.

ITEM-8: **INITIATION OF AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, THE BALBOA PARK MASTER PLAN, THE BALBOA PARK CENTRAL MESA PRECISE PLAN AND THE BALBOA PARK EAST MESA PRECISE PLAN FOR THE PURPOSE OF REVIEW AND CONSIDERATION OF THE PROPOSALS IN THE BALBOA PARK LAND USE, CIRCULATION AND PARKING STUDY.**

Ellie Oppenheim, Mark Marney and Charlie Daniels presented Report to the Planning Commission No. PC-04-085.

Testimony in favor by Stephen Hill, Deanna Spehn, Darlene Davies , Jeff Kirsch, David Kinney, Vicki Granowitz, and David Watson.

Testimony in opposition by Ernie Villafranca.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF’S RECOMMENDATIONS AND INITIATE AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, THE BALBOA PARK MASTER PLAN, THE BALBOA

PARK CENTRAL MESA PRECISE PLAN AND THE BALBOA PARK EAST MESA PRECISE PLAN FOR THE PURPOSE OF REVIEW AND CONSIDERATION OF THE PROPOSALS IN THE BALBOA PARK LAND USE, CIRCULATION AND PARKING STUDY. Staff was requested to bring back the resolution for review containing issues raised at this hearing, with the approval of these minutes. Second by Chase. Passed by a 7-0 vote.

ITEM-9: MISSION BOULEVARD MIXED USE, PROJECT NO. 9522 – TRAILED FROM NOVEMBER 4, 2004.

Dan Stricker gave an update on this project since the last hearing.

Testimony in favor by Dan Perkins and Paul Ross. Slips submitted in favor by Scott Whitley, Mike Turk and Ron Fletcher but did not speak.

Testimony in opposition by Kathy Mateer, Marcia Beckett and Rich Pearson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE PROJECT WITH THE DENIAL OF THE UNDERGROUNDING WAIVER. ON-SITE PARKING AFTER BUSINESS HOURS AND SIGNAGE FOR SAME WILL BE A SEPARATE AGREEMENT AND INCLUDED IN THE CC&R'S AND NOT CONDITIONED FOR THIS PROJECT. Second by Chase. Passed by a 5-2 vote with Chairperson Lettieri and Vice-Chairperson Schultz voting nay.

ITEM-10: HILL RESIDENCE - PROJECT NO. 15355.

This item was withdrawn and will be renoticed.

ITEM-11: INITIATION OF AN AMENDMENT TO THE NAVAJO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO CHANGE A LAND USE DESIGNATION FROM SINGLE FAMILY TO MULTI FAMILY RESIDENTIAL. PROJECT NO. 50858.

Leslie Henegar presented Report to the Planning Commission No. PC-04-190.

Testimony in favor by Mike Moser and Damian Taitano.

Testimony in opposition by Carol Walker. Slips submitted in opposition by Marilyn Reed but did not speak.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE THE INITIATION. Second by Ontai. Passed by a 4-2 vote with Commissioners Garcia and Chase voting nay and Vice-Chairperson Schultz recusing.

ITEM-12: **MISSISSIPPI STREET TENTATIVE MAP – PROJECT NO. 38136.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-198. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-13: **GOLDEN HILL PARTNERS TENTATIVE MAP – PROJECT NO. 33445**

Patrick Hooper presented Report to the Planning Commission No. PC-04-199.

Speaker slip submitted by Walter Schwerin in favor but did not speak.

Testimony in opposition by Bill Adams.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 7-0 vote.

ITEM-14: **PENN STATION TENTATIVE MAP - PROJECT NO. 36140.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-201. Second by Steele. Passed by a 7-0 vote.

ITEM-15: **WORKSHOP – DISCUSSION ON POLICY ISSUES RELATED TO THE ROLE, PURPOSE AND FORMAT OF THE LAND USE ELEMENT RELATIONSHIP BETWEEN THE GENERAL PLAN, COMMUNITY AND OTHER LAND USE PLANS, AND THE LAND USE PLAN AMENDMENT PROCESS.**

Anna McPherson and Jean Cameron presented Report to the Planning Commission No. PC-04-220.

No one present to speak. Workshop was held.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 4:20 p.m.