

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 3, 2005  
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 9:15 a.m. Vice-Chairperson Schultz adjourned the meeting at 3:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson-vacant  
Vice-Chairperson Barry Schultz-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-not present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-present  
Mary Wright, Planning Department-present  
Bob Manis, Planning Department-not present  
Gary Halbert, Development Services-present  
Mary Jo Lanzafame, City Attorney-present  
Linda Lugano, Recorder-present

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
Anna Marie Barnard, Chris Christiansen and Jonathan Schneeweiski spoke to the housing issues in San Diego and the need for condo conversions as an opportunity for first-time home buyers.

**ITEM-2: REQUESTS FOR CONTINUANCE:**  
Item No. 10, Logan Heights Family Health Center was continued to February 24, 2005.

Item No. 14, Samuel Fox Building TM was withdrawn due to noticing issues.

Item No. 15, Peninsula YMCA was trailed to February 10, 2005 for a full Commission.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 9 11 and 12 were placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT:**  
Mary Wright announced that the joint Land Use & Housing Committee with the Planning Commission has been rescheduled to March 9, 2005.

Marcela Escobar-Eck announced that DSD is working on having a joint workshop with LU&H and the Planning Commission on condo conversions; this date to be announced. A training session has been scheduled for February 28, 2005 for Community Planning Group members to keep these members informed on condo conversions as well.

**ITEM-5: COMMISSION COMMENT:**  
Commissioner Steele expressed a concern about condo conversions in general, and whether a building should be demolished and the area redeveloped in lieu of converting these buildings. This to be discussed in a workshop to be scheduled in the near future.

**ITEM-6: SOUTHGATE CONDO CONVERSION – PROJECT NO. 106415.**

Will Zounes gave a detailed presentation on the status of this project since last being heard on December 9, 2004.

Testimony in favor by Matt Peterson, Karen Washam, Chris Christenson and a speaker slip submitted in favor by Ralph Buy but did not speak.

Testimony in opposition by Norma Chavez Peterson, Rosalie Leon, Antonio Lopez, Dora Sanchez, Irma Castro, Joan Mears, Mario Lopez, Rev. Jim Gilbert, Dr. Valerie Shields, Don Davis, Richard Lawrence, Catherine Rodman, Arlen Shire, and Fidel Marquez.

Public testimony was closed.

**COMMISSION ACTION:**

Motion by Chase to deny staff's recommendations. No second.

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-154, ALONG WITH STAFF'S MEMORANDUM DATED FEBRUARY 3, 2005 Second by Steele. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Ontai not present.

MOTION BY STEELE TO ADVISE THE CITY COUNCIL OF THE FOLLOWING REQUESTS AND CONCERNS OF THE PLANNING COMMISSION, AND THAT A JOINT WORKSHOP WITH LU&H BE SCHEDULED TO DISCUSS THESE ISSUES:.

THE RUSH FOR CONDOMINIUM CONVERSIONS AND THE AFFECT IT HAS ON THE AVAILABLE RENTAL STOCK; WHAT IS THE CITY DOING IN TERMS OF PROVIDING ADDITIONAL RENTALS AS APARTMENTS; WHERE ARE THEY LOCATED, HOW ARE THEY DISTRIBUTED THROUGHOUT THE CITY; WHAT ARE THE PRICE RANGES; HOW MANY NEW UNITS ARE COMING ON LINE AND HOW DOES THIS BALANCE WITH THE CONVERSIONS;

AFFORDABILITY OF HOUSING IN SAN DIEGO;

THE ABILITY TO REDEVELOP AND IMPLEMENT THE STRATEGIC FRAMEWORK PLAN AND THE CITY OF VILLAGES IN THE FUTURE;

MEASUREMENTS OF WHAT BECOME OWNER-OCCUPIED AND WHAT REMAIN AS RENTALS;

MEASUREMENT OF DEFAULTS ON MORTGAGES;

LOOK AT THE HOUSING UNITS COMING ON LINE - WHAT ARE THEY IN TERMS OF SIZE, ARE THEY NEW, ARE THEY COMING ON AS CONDOS OR SINGLE FAMILY HOMES.

THE COUNCIL POLICY NEEDS TO BE CLARIFIED;

IT WAS SUGGESTED TO THE COMMISSION THAT THE COUNCIL CONSIDER A MORATORIUM ON CONDO CONVERSIONS UNTIL THESE MATTERS ARE RESOLVED, WHAT IS THE COUNCIL'S OPINION ON THIS.

WHAT HAVE OTHER JURISDICTIONS IN THE CITY DONE TO ADDRESS CONDO CONVERSIONS.

LOOK AT NOTICING NOT FROM A LEGAL STANDPOINT AS TO WHAT THE CODE STATES, BUT FROM A PRACTICAL STANDPOINT OF WHEN THESE NOTICES ARE ACTUALLY DELIVERED TO THE TENANTS;

HOW ARE WE IMPLEMENTING THE RE-LOCATION ASPECT TO ENSURE THAT THE IMPACT TO THE TENANTS IS AS MINIMAL AS POSSIBLE.

PROVIDE STIPULATION REGARDING CODE UPGRADES AND/OR HEALTH AND SAFETY ISSUES ON THESE CONVERSIONS.

ADDRESS ALL INCOME LEVELS.

Vice-Chairperson Schultz to present these issues before the City Council. The public was encouraged to write or call their Council Member and express their concerns on this matter. Second by Garcia. Passed by a 5-0 vote with Commissioner Ontai not present.

**ITEM-7: DEL CERRO HEIGHTS UPPER GATE – PROJECT NO. 5937.**

Bill Tripp presented Report to the Planning Commission No. PC-04-194.

Testimony in favor by Corky Sumner, John Pilch, Michael McSweeney, Claire Anderson, Bob Gillary, Leo Leonard, Dennis Faffelson, Cathi Marx, and Chuck Rose.

Testimony in opposition by Julie Hamilton, Stuart Josephs, Brian Seltzer, Nancy Krueger, Myles Cooper, Elaine Rosenbaum, Yoelles Josephs, John Arthur, Rita Wolkiewicz and Sam Calvano.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO DENY THE REQUEST FOR A PLANNED DEVELOPMENT PERMIT AMENDING PRD NO. 15 TO ALLOW AN EXISTING GATE APPROVED FOR EMERGENCY ACCESS ONLY TO BE UTILIZED FOR INGRESS AND EGRESS AS THERE SEEMS TO BE ADEQUATE ABILITY FOR THE HOME OWNERS TO INSTALL AN EMERGENCY ACCESS THAT WOULD SERVE THEIR NEEDS AND IS REQUIRED BY THE EXISTING PRD. Second by Garcia. Passed by a 5-0 vote with Commissioner Ontai not present.

ITEM-8: **UTAH STREET TENTATIVE MAP - PROJECT NO. 24806.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-026. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Ontai not present.

ITEM-9: **3555 FLORIDA STREET TENTATIVE MAP - PROJECT NO. 40148.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-027. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Ontai not present.

ITEM-10: **LOGAN HEIGHTS FAMILY HEALTH CENTER – PROJECT NO. 9811.**

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO FEBRUARY 24, 2005. Second by Garcia. Passed by a 5-0 vote with Commissioner Ontai not present.

ITEM-11: **ARNOLD AVENUE TENTATIVE MAP - PROJECT NO. 41295.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-029. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Ontai not present.

ITEM-12: **BAY VIEW VILLAS TENTATIVE MAP – PROJECT NO. 43591.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-030. Second by Garcia. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Ontai not present.

ITEM-13: **GENERAL/COMMUNITY PLAN AMENDMENT INITIATION – 4883, 4905 AND 4915 CATOCTIN DRIVE – PROJECT NO. 54691: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND COLLEGE AREA COMMUNITY PLAN TO RE-DESIGNATE AN APPROXIMATE 2.18 ACRE SITE FROM LOW RESIDENTIAL (1 TO 10 DU/AC) TO LOW MEDIUM RESIDENTIAL (10 TO 15 DU/AC).**

Marlon Pangilinan presented Report to the Planning Commission No. PC-05-031.

Testimony in favor submitted by Kathleen Ferrier to answer questions only.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Otsuji.  
Passed by a 4-0 vote with Commissioner Steele recusing and Commissioner Ontai  
not present.

ITEM-14: **SAMUEL FOX BUILDING TENTATIVE MAP – PROJECT NO. 36122.**

This item was withdrawn.

ITEM-15: **\*PENINSULA YMCA - PROJECT NO. 1606.**

This item was trailed to February 10, 2005 for a full Commission.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 3:00 p.m.