

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 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 Chairperson Schultz at 9:00 a.m. Chairperson Schultz adjourned the meeting at 11:35 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-not present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-not present  
Mary Wright, Planning Department-not present  
Bob Manis, Planning Department-present  
Gary Halbert, Development Services-present  
Doug Humphreys, 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:**  
Ian Trowbridge requested a continuance for the Hillel project. Mr. Trowbridge expressed concern that Chairperson Schultz participated in the last hearing illegally and had an undeclared conflict of interest.

Staff requested that Item No. 13, Altadena Avenue Tentative Map be continued to March 10, 2005; and Item No. 7, Peninsula YMCA be continued to March 17, 2005.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 9, 10, 11, and 12 were placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT:**  
Coleen Clementson advised that the City Manager's report on the General Plan Update and Condo Conversions is on-line and has been made available to the Commission. The Joint Meeting will be held in Council Chambers at 2:00 PM.

Ms. Clementson reminded the Commission of the Economic Prosperity workshop which is scheduled for March 10, 2005.

Robb Hawk, Geologist with Development Services provided the Commission an update on the on-going investigations on the slides that have occurred in the City after the last rains.

Bob Manis advised that the Initiation of the Community Plan Amendment for the Pacific Highlands Ranch in Carmel Valley has been appealed to the City Council. Also, the Phyllis Place connection initiation which was appealed a few months ago will be heard before the Council on March 15, 2005.

**ITEM-5: COMMISSION COMMENT:**  
Chairperson Schultz advised that he did use public transportation to get to this hearing. Also, some correspondence has been circulating suggesting that the Planning Commission is asking for a moratorium on condo conversions. Mr. Schultz stated that the Commission has not asked for this, nor is that on the agenda for the joint workshop.

**ITEM-6: HILLEL OF SAN DIEGO – PROJECT NO. 6098.**

Bob Korch presented a brief presentation on the status of this project since it was last heard and provided additional information and clarification of parking issues and concerns by having TDPM; and provided responses to questions asked by Sherri Lightner; and also provided modified findings required for approval.

Testimony in favor by Lynne Heidel, Scott Barker and Orrin Franko.

Testimony in opposition by Sherri Lightner, Sue Moore, Ross Starr, Joanne Pearson, Dave Cooper, Kim McCoy, Judy Shufro, Alexander Varon, Helen Boyden, Jessica Attiyeh, Penelope Bourk, John Lightner, Kathleen Blavatt, Cdr. Bert Decker, Karen Boger, Ian Trowbridge, John McNab, Cynthia Conger, Gabriel Rebeiz, and A.P. Winter.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THIS PROJECT DUE TO THE FOLLOWING: THIS USE IS NOT COMPATIBLE WITH THE SINGLE FAMILY USES THAT SURROUND IT, THEREFORE THE NEIGHBORHOOD COMPATIBILITY FINDING CANNOT BE MADE; WHILE THE PARKING PLAN MEETS THE NEEDS OF THE SPECIAL EVENTS, IT CANNOT BE DEPENDED UPON FOR THE REGULAR OPERATION OF THE FACILITY. Second by Chase. Passed by a 5-0 vote with Commissioners Steele and Griswold not present.

**ITEM-7: PENINSULA YMCA – PROJECT NO. 1606****COMMISSION ACTION:**

MOTION BY ONTAI TO CONTINUE TO MARCH 17, 2005 AT THE REQUEST OF STAFF ON BEHALF OF THE APPLICANT. Second by Otsuji. Passed by a 4-0 vote with Chairperson Schultz recusing and Commissioners Steele and Griswold not present.

ITEM-8: **NORTH AVENUE TENTATIVE MAP - PROJECT NO. 48837.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-041. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-9: **CHIN TENTATIVE MAP - PROJECT NO. 49456.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-015. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-10: **RILEY STREET TENTATIVE MAP – PROJECT NO. 23754.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-037. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-11: **MONROE AVENUE TENTATIVE MAP - PROJECT NO. 49591.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-095. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-12: **MONTALVO STREET TENTATIVE MAP – PROJECT NO. 47723.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-010. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-13: **ALTADENA AVENUE TENTATIVE MAP – PROJECT NO. 51990**

**COMMISSION ACTION:**

MOTION BY GARCIA TO CONTINUE TO MARCH 10, 2005 AT THE REQUEST OF STAFF. Second by Otsuji. Passed by a 5-0 vote with Commissioners Steele and Griswold not present.

The Planning Commission meeting was adjourned by Chairperson Schultz at 11:35 a.m.