

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 17, 2005
IN CITY COUNCIL CHAMBERS - 12TH 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 3:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-not present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-not present
Gary Halbert, Development Services-present
Doug Humphreys, Deputy City Attorney-present
William Witt, Deputy City Attorney-not 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:**
Item No. 10 was withdrawn from this docket and will be renoticed for a future agenda due to a code violation. Item No. 11 was continued to April 7, 2005.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 9, 13, 14 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Coleen Clementson advised that staff is preparing to release the draft General Plan Update and are doing the majority of outreach through the City's email system.

The follow-up Condo Conversion workshop has been scheduled for the Planning Commission May 26, 2005. A community workshop is being conducted prior to the Planning Commission workshop for additional feedback. Chairperson Schultz requested that an outline of issues to be discussed at this workshop be provided in advance.

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

ITEM-6: **APPROVAL OF THE MINUTES OF MARCH 3, 2005.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF MARCH 3, 2005 WITH A REVISION TO THE MOTION ON ITEM NO. 6, HILLEL OF SAN DIEGO TO READ: "...SINGLE FAMILY USES THAT SURROUND IT BECAUSE OF THE POTENTIAL IMPACT OF PARKING OVERFLOW, THEREFORE THE NEIGHBORHOOD COMPATIBILITY FINDING CANNOT BE MADE..." Second by Ontai. Passed by a 5-0 vote with Commissioner Griswold recusing and Commissioner Steele not present.

ITEM-7: PENINSULA YMCA – CONTINUED FROM MARCH 3, 2005 – PROJECT NO. 1606.

P.J. Fitzgerald presented the staff memo dated March 11, 2005 which answered the Commissions questions raised at the last hearing regarding shared parking agreements, and provided additional information.

Testimony in favor by Bob Vacchi, Deborah Porter and Jay Jay Hales.

Testimony in opposition Edwina Goddard, Maggie Valentine, Cynthia Conger and John McNab.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY OTSUJI TO APPROVE STAFF'S RECOMMENDATIONS WITH THE CONDITION THAT DURING THE PHASES OF DEVELOPMENT, ADDITIONAL PARKING STUDIES WOULD BE REQUIRED PRIOR TO THE ISSUANCE OF THE NEXT PHASE TO ASSESS THE PARKING SITUATION TO ASSURE THAT WHAT WAS IMPLEMENTED, AND WHAT WOULD BE REQUIRED FOR THE FINAL PHASE. ALSO, REPLACE THE SHUTTLE SERVICE WITH PARKING LOT MONITORS. Second by Griswold. Passed by a 5-0 vote with Chairperson Schultz recusing and Commissioner Steele not present.

ITEM-8: APPEAL OF STAFF DECISION (SUBSTANTIAL CONFORMANCE REVIEW) – NTC MARKETPLACE PROJECT NO. 49417.

P. J. Fitzgerald presented Report to the Planning Commission No. PC-05-122.

Testimony in favor of the appeal, opposed to the project by John McNab, Edwina Goddard, Maggie Valentine and Cynthia Conger.

Testimony in opposition of the appeal, in favor of the project by Christopher Neils, Stacy Sabin, Ron Brooks, Wayne Raffesberger, Craig Clark, David Dick, Deborah Porter, Nancy Carrasco, Linda Savitz, KevinMcGourty, John Calabotta, Frank McCully, Paula Harrington and John Berger.

Public testimony was closed.

COMMISSION ACTION:

Motion by Chase to grant the appeal and deny the project. No second.

MOTION BY GRISWOLD TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Ontai. Failed by a 2-2 vote with Vice-Chairperson Garcia and Commissioner Chase voting nay. Therefore the decision of the lower body stands.

ITEM-9: **VILLA DE ORO TENTATIVE MAP - PROJECT NO. 47059.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-075. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-10: **HOLLYWOOD PARK TENTATIVE MAP – PROJECT NO. 38810.**

This item was withdrawn from this docket and will be re-noticed.

ITEM-11: **W. LEWIS STREET TENTATIVE MAP - PROJECT NO. 44043**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO APRIL 7, 2005 DUE TO A NOTICING ERROR. Second by Ontai. Passed by a 5-0 vote with Commissioners Steele and Griswold not present.

ITEM-12: **CASA DEL SOL TENTATIVE MAP - PROJECT NO. 49933.**

Will Zounes presented Report to the Planning Commission No. PC-05-078.

Testimony in favor by Corbitt Kerr.

Testimony in opposition by Bruce Williams.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO CONTINUE TO APRIL 7, 2005 TO BRING BACK ADDITIONAL INFORMATION ON THE STRUCTURAL INSPECTION AND THE FEASIBILITY OF A HAVING A COMMUNITY ROOM. Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-13: **45TH STREET TENTATIVE MAP – PROJECT NO. 50725.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-080. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-14: **UPAS STREET TENTATIVE MAP – PROJECT NO. 29174**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-081. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Griswold not present.

ITEM-15: **YACHT CLUB TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT – PROJECT NO. 45316.**

Cory Wilkinson presented Report to the Planning Commission No. PC-05-048 and read corrections into the record regarding the number of residential units.

Testimony in favor by Joseph Sapp.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS.

Second by Garcia. Passed by a 5-0 vote with Commissioners Steele and Griswold not present.

ITEM-16: **DETERMINATION OF RENTAL VACANCY RATES.**

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO.

PC-05-123. Second by Ontai. Passed by a 5-0 vote with Commissioners Steele and Griswold not present.

ITEM-17: **WORKSHOP – DENSITY BONUS REGULATIONS.**

Bill Levin presented Report to the Planning Commission No. PC-05-124.

Todd Philips with the Housing Commission also provided a memo dated January 27, 2005 regarding Density Bonus Procedures Manual.

Workshop was held; no one was present to speak to this matter.

The Planning Commission meeting was adjourned by Chairperson Schultz at 3:45 p.m.