

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 16, 2005
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Schultz at 9:05 a.m. Chairperson Schultz adjourned the meeting at 11:55 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia-not present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-not present
Commissioner Mark Steele-present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-present
Gary Halbert, Development Services-not present
Marcela Escobar-Eck, Development Services-present
Doug Humphreys, Deputy City Attorney-not present
William Witt, 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:
Staff requested that Item No. 12, 1657 Bacon Street TM be continued to July 28, 2005; and Item No. 13, Pacific Tower TM also be continued to July 28, 2005.

Paula Linden, appellant for Item No. 10, the Higuera Residence appeal requested a continuance for a full commission. This request was denied and the item was heard.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
Items No. 7, 8, 9 and 11 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:
Gail Goldberg advised of the Smart Growth events occurring in San Diego for "Smart Growth Month". The City has received several planning awards during this time; and received local APA awards as well.

Ms. Goldberg also advised that Coleen Clementson would be leaving the City and taking a position with SANDAG.

Coleen Clementson gave an update on the release of the draft General Plan; a workshop is scheduled on July 14, 2005 with the Planning Commission.

Bob Manis advised of the presentation to LU&H revisions to Council Policy 600-24; it will move onto City Council and the Commission will receive a copy of this revision. Marcela Escobar-Eck advised of appeals filed for PC decisions.

ITEM-5: COMMISSION COMMENT:
Commissioner Griswold inquired as to construction hours and closing of lanes in the downtown area. The Development Services Department to advise of these regulations.

ITEM-6: COMMERCIAL DEVELOPMENT HOUSING IMPACT FEE ADJUSTMENT (LINKAGE FEE).

Todd Philips presented a memo on the update to Housing Impact Fees on Commercial Development, dated June 8, 2005.

Testimony in favor by Tony Badeaux.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S SIX RECOMMENDATIONS AS OUTLINED ON PAGES 4 AND 5 OF THE HOUSING COMMISSION MEMO, ALONG WITH THE STAFF RECOMMENDATION FOR THE CLASSIFICATION OF R&D FACILITIES. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia and Commissioner Otsuji not present.

Motion by Chase to recommend no changes to exemptions and waivers at this time. No second.

Motion by Griswold to recommend to the City Council that they approve staff's recommendations for exemptions and waivers, including the language in red as submitted by staff. Second by Ontai. Failed by a 2-3 vote with Chairperson Schultz and Commissioners Chase and Steele voting nay, and Vice-Chairperson Garcia and Commissioner Otsuji not present. The Commission expressed their concern that they didn't fully understand this issue and therefore would not make an alternate recommendation.

Motion by Ontai to recommend to the City Council that they approve staff's recommendations for indexing to use CPI, ENR and Local Economic Performance Measure (USD). No second.

MOTION BY GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THE CITY APPROVES THE ENR (ENGINEERING NEWS RECORD) AS THE INDEX OF USE. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia and Commissioner Otsuji not present.

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT MIXED USE PROJECTS THAT COMPLY WITH INCLUSIONARY HOUSING ORDINANCE REQUIREMENTS ON SITE, AND IN WHICH OVER 50% OF THE PROJECT IS RESIDENTIAL ARE EXEMPT. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION FOR THE GRANDFATHERING CLAUSE AND THAT THE FEE WILL BE APPLIED AT BUILDING PERMIT ISSUANCE. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

MOTION BY GRISWOLD TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE ONE-HALF PAYMENT COLLECTION AT BUILDING PERMIT ISSUANCE AND ONE-HALF PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE PHASED PAYMENT SCHEDULE. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-7: **SAN DIEGO JEWISH ACADEMY – PROJECT NO. 52184.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-178. Second by Chase. Passed by a 5-0 vote Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-8: **2020 DIAMOND STREET TENTATIVE MAP - PROJECT NO. 53750.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-186. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-9: **SAN PASQUAL VALLEY VISION PLAN AND COMMUNITY PLAN AMENDMENT AND REZONE.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-157. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-10: **APPEAL OF STAFF DECISION –HIGUERA RESIDENCE – PROJECT NO. 27061.**

Laura Black presented Report to the Planning Commission No. PC-05-158.

Testimony in favor of the appeal opposed to the project by Paula Linden and Sherri Lightner.

Testimony in opposition to the appeal in favor of the project by Howard Sweatte and Jose Higuera.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-11: **FELSPAR PARK TENTATIVE MAP – PROJECT NO. 65229.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-186. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-12: **1657 BACON STREET TENTATIVE MAP – PROJECT NO. 57931.**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO JULY 28, 2005 AT THE REQUEST OF STAFF. Second by Griswold. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-13: **PACIFIC TOWER TENTATIVE MAP – PROJECT NO. 58037.**

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO JULY 28, 2005 AT THE REQUEST OF STAFF. Second by Griswold. Passed by a 5-0 vote with Vice-Chairperson Garcia and Commissioner Otsuji not present.

ITEM-14: **INITIATION – COMMUNITY PLAN AMENDMENT MIDWAY/PACIFIC HIGHWAY CORRIDOR – STELLA 5 POINTS**

Tony Kempton presented Report to the Planning Commission No. PC-05-190.

Testimony in favor by Wayne Hann and Joe Mannino.

No one present to speak in opposition to this matter.

Public testimony was closed.

COMMISSION ACTION:

Motion by Steele to approve the initiation and requested that a focused workshop be scheduled to discuss initiations in the surrounding area and how they are interconnected. Second by Griswold. Motion withdrawn.

MOTION BY STEELE TO CONTINUE TO AUGUST 4, 2005 FOR A FULL COMMISSION TO ALLOW FURTHER DISCUSSION. Second by Chase. Passed by a 4-0 vote with Vice-Chairperson Garcia, and Commissioners Otsuji and Ontai not present.

The Planning Commission meeting was adjourned by Chairperson Schultz at 11:55 a.m.