

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 20, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:12 a.m. Chairperson Schultz adjourned the meeting at 12:10 pm.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present
Vice-Chairperson Kathleen Garcia- present
Commissioner Carolyn Chase-Not present
Commissioner Robert Griswold- present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present
Cecilia Williams, Planning Department – present
Gary Halbert, Development Services-present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Sharon Johnson provided a handout on the progress of the Neil Good Day Center.

ITEM 2: **REQUESTS FOR CONTINUANCE:**
Items No. 10, 16 were continued. With Item No. 17 being withdrawn.
John Stump requested a continuance on Item No. 13 was denied and it was determined that the item will be heard

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 7, 9, 12, 15, and No. 19 and were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**
None

ITEM -5: **COMMISSION COMMENT:**
Chairperson Schultz, on behalf of Commissioner Chase, announced the Earth Day Fair being held April 23, 2006 at Balboa Park.

ITEM 6: **APPROVAL OF THE MINUTES FOR MARCH 16 AND MARCH 30 WERE TRAILED TO MAY 11, 2006.**

ITEM 7 *Continued from February 16, 2006 and March 16, 2006:*

PARKE MEADE TENTATIVE MAP – PROJECT NO. 59502

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-057 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 4012-PC.

ITEM 8: *Continued from March 30, 2006:*

4219 35th STREET TENTATIVE MAP -PROJECT NO. 74598

Michelle Sokolowski presented Report No. PC-06-073 to the Planning Commission.

Speaker slips submitted in favor by Joseph Scarlatti and Robert Batman.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-073 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS; KEEP ONE UNIT RESTRICTED FOR SALE AT 100% AMI ONSITE, ALONG WITH THE APPLICANT AGREEING TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Ontai Passed by a 5-1 with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 4013-PC.

ITEM 9: *Continued from March 16, 2006:*

GROVE AVENUE TENTATIVE MAP – PROJECT NO. 80229

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-090 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 4014-PC.

ITEM 10: *Continued from April 6, 2006:*

3686 MARLBOROUGH TENTATIVE MAP - PROJECT NO. 78326

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 8, 2006.
Second by Commissioner Griswold. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM 11: *Appeal of the Centre City Development Corporation Hearing Officer:*

GALILEO 101-REVOCATION OF CUP NO. 2002-22

Lucy Contreras presented a report to the Planning Commission

Speaker slip submitted in favor of the appeal by Alex Tucker

Speaker slip submitted in opposition of the appeal by David Brandenburg, John Schute, Josephine Bell, Gary Smith, George York, David Peters, M. Frances Sponer, Carolyn Schultz, Diana Brandenburg, Allan Shanks, Joyce Shanks, and Donald Messmer.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO DENY THE APPEAL AND APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION. Second by Commissioner Garcia.
Passed by a 6-0 vote with Commissioner Chase not present.
Resolution No. 4015-PC.

ITEM 12: **COLLEGE COMMUNITY REDEVELOPMENT PROJECT AREA PLAN AMENDMENT**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-165 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 6-1 vote
Commissioner Chase not present.
Resolution No. 4016-PC.

ITEM 13: *Appeal of a Staff Decision:*

***CITY HEIGHTS SQUARE AMENDMENT- PROJECT NO. 95232**

Michelle Sokolowski presented Report No. PC-06-158 to the Planning Commission.

Speaker slips submitted in favor by Trish Butler, Jerry Lohla, Richard Juarez, John Pyjar, Maureen Piwowarski, Megan Tunney, and Jay Powell.

Speaker slip submitted in opposition by Theresa Quiroz, Jim Varnadore, and John Stump.

COMMISSION ACTION:

Motion by Commissioner Otsuji to approve staff's recommendation as outlined in Report No. PC-06-158 to the Planning Commission. With the addition that the conditions, being requested by the applicant be applied to the project.

Second by Commissioner Ontai.

Chairperson Schultz requested the vote be trailed and taken at the end of the meeting to give more time to all parties involved to come to some agreement on the issues being discussed.

Commissioner Otsuji, as maker of the motion, withdrew previous motion with Commissioner Ontai excepting, as maker of the second.

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-158 TO THE PLANNING COMMISSION WITH NO FURTHER RECOMMENDATION ADDED. Second by Commissioner Garcia. Passed by a 5-0 with Commissioner Chase and Griswold not present. Resolution No. 4017PC

ITEM 14: **INITIATION-COMMUNITY PLAN AMENDMENT-AREO DRIVE MIXED USE -PROJECT NO. 90865**

Lesley Henegar presented Report No. PC-06-127 to the Planning Commission.

Speaker slip submitted in favor by Randi Coopersmith.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE THE INITIATION AS OUTLINED IN REPORT NO. PC-06-127 TO THE PLANNING COMMISSION Second by Garcia. Passed by a 6-0 vote with Commissioner Chase not present.

Resolution No. 4018 -PC.

ITEM 15: **3227 LINCOLN TENTATIVE MAP – PROJECT NO. 33120**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-120 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 4019-PC.

ITEM 16: **COSTA DEL MAR II –TENTATIVE MAP – PROJECT NO. 79619**

COMMISSION ACTION:

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO MAY 11, 20006. Second by Commissioner Griswold. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM 17: **4160 36TH STREET TENTATIVE MAP – PROJECT NO. 74488**

Was withdrawn by staff.

ITEM 18: **4475 49TH STREET TENTATIVE MAP – PROJECT NO. 83623**

Derrick Johnson presented Report No. PC-06-139 to the Planning Commission.

Speaker slips submitted in favor by Jeremy Cowan, and Tom Behr.

Speaker slip submitted opposition by David Moty.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-139 WITH THE APPLICANT AGREEING TO THE FOLLOWING CONDITIONS THAT A STRUCTURAL INVESTIGATION AND COMPLIANCE TO THAT INVESTIGATION BE CONDUCTED WHILE THE UPGRADES ARE IN PROGRESS.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE

STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Garcia. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase nt present. Resolution No. 4020 -PC.

ITEM 19: **4102 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 86137**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-057 TO T HE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Chase not present. Resolution No. 4021-PC.

Chairperson Schultz adjourned the Planning Commission meeting at 12:10p.m.