

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MAY 25, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:05 a.m. Chairperson Schultz adjourned the meeting at 2:40 pm.

**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 Williams, Planning Department – present  
Gary Halbert, Development Services-present  
Mike Westlake, 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:**  
Jim Varnadore expressed his opinions on neighbors being publicly accused of blackmail.

ITEM 2: **REQUESTS FOR CONTINUANCE:**  
Items No. 14, 17, 22, and 24 were continued to dates certain.

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 12, 13, 20, and 23 were placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**  
Bill Anderson, Director, Planning and Community Investment introduced himself to the commission and gave a brief overview of the department.

ITEM -5: **COMMISSION COMMENT:**  
Commissioner Chase announced information regarding the Greenbelt Tour 2006

ITEM 7 *Continued from March 30, 2006 & April 13, 2006:*

**2711 MANOS TENTATIVE MAP – PROJECT NO. 80233**

Will Zounes briefly updated the commission since last heard

Speaker slip in favor by Franklin Spees.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO RECOMMEND CONTINUANCE TO JUNE 15, 2006 TO ALLOW THE APPLICANT MORE TIME ON THE BUILDING CONDITIONS REPORT, ALONG WITH ADDRESSING THE PARKING ISSUES ADDRESS BY THE PLANNING GROUP. Second by Commissioner Garcia. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM 8: *Continued from March 2, 2006 & April 6, 2006:*

**4517 WEST POINT LOMA TENTATIVE MAP -PROJECT NO. 81215**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMEDATION AS OUTLINED IN REPORT PC-06-059WITH THE ADDITIONAL 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 Griswold. Passed by a 6-0 with Commissioner Steele not present. Resolution No. 4039-PC

ITEM 9: *Continued from April 13, 2006:*

**4046 NORMAL TENTATIVE MAP – PROJECT NO. 75917**

Renee Mezo briefly updated the commission since last heard

Speaker slip submitted in favor by Jeremy Cowan

No one present in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF’S RECOMMENDATION; INABILITY TO MAKE FINDING #2; THE DECISION MAKER HAS CONSIDERED THE EFFECTS OF THE PROPOSED SUBDIVISION ON THE HOUSING NEEDS OF THE REGION AND THAT THOSE NEEDS ARE BALANCED AGAINST THE NEEDS FOR PUBLIC SERVICES AND THE AVAILABLE FISCAL AND ENVIRONMENTAL

RESOURCES (LAND DEVELOPMENT CODE SECTION 125.0440.H AND STATE MAP ACT SECTION 66412.3).

Second by Commissioner Chase. Passed by a 5-1 vote with Commissioner Ontai voting nay and Commissioner Steele not present.

ITEM 10: *Continued from April 13, 2006:*

**4140 38<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 81036**

Renee Mezo briefly updated the commission since last heard.

Speaker slip submitted in favor by Jeremy Cowan.

No one present in opposition.

**COMMISSION ACTION:**

Motion by Commissioner Chase to have a minimum of one parking space per unit. Fails; lack of a second.

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 22, 2006 TO ALLOW THE APPLICANT TIME TO ADDRESS PARKING ISSUES AND WHAT STRUCTURAL UPGRADES WILL BE COMPLETED. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM 11: *Continued from April 13, 2006:*

**4436 56<sup>th</sup> STREET TENTATIVE MAP – PROJECT NO. 81567**

Will Zounes briefly updated the commission since last heard.

Speaker slip submitted in favor Daniel Silberstein

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO CONTINUE TO JUNE 22, 2006. TO ALLOW THE APPLICANT MORE TIME TO PREPARE A COMPLETE SUMMARY OF IMPROVEMENTS THE PROJECT. Second by Commissioner Otsuji Passed by a 5 -1 vote with Commissioner Griswold voting nay and Commissioner Steele not present.

ITEM 12: **4373 OREGON TENTATIVE MAP – PROJECT NO. 86218**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-108 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioners Griswold nay and Commissioner Steele not present. Resolution No. 4040-PC.

ITEM 13: **4447 49<sup>th</sup> STREET TENTATIVE MAP- PROJECT NO. 81200**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-128 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-1 vote with Commissioners Griswold nay and Commissioner Steele not present. Resolution No. 4041-PC.

ITEM 14: **\* CONGREGATION ADAT YESHURUN –PROJECT NO. 48467**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 22, 2006, AS REQUESTED BY STAFF. Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM 15: **4181 41<sup>ST</sup> STREET VESTING TENTATIVE MAP-PROJECT NO. 84384**

Jeff Peterson presented Report No. PC-06-159 to the Planning Commission.

Speaker Slips in favor by Chris Christensen, Angelica DeCima, and Anita Margolis

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 22, 2006, ALLOW THE APPLICANT MORE TIME TO PROVIDE A SUMMARY OF IMPROVEMENTS THAT ARE GOING TO BE COMPLETED ON THE PROJECT. Second by Commissioner Garcia Passed by a 5-1 vote with Commissioners Griswold voting nay and Commissioner Steele not present.

ITEM 16: **\*TIERRASANTA TOWN HOMES – PROJECT NO. 61500**

Helene Deisher presented Report No. PC-06-168to the Planning Commission.

Speaker Slip submitted in favor by Eric Germain, Don Talen, Kim Sheredy, Keith Vallejo, Debby Reece, Joel Hyatt, Kirk McKinley, Janay Kruger, and Chris Powers.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAITO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-168FO THE PLANNING COMMISSION WITH THE FOLLOWING RECOMMENDATION; LOOK INTO THE OPTION OF INCLUDING AFFORDABLE HOUSING ON-SITE AND REVIEW THE THREE OPTIONS OF UNDERGROUNDINGAS PRESENTED IN THE ENVIRONMENTAL REPORT. Second by Commissioner Griswold. Passed by a 5 1 vote with Commissioner Chase voting nay and Commissioner Steele not present. Resolution No. 4042 PC.

ITEM 17: **WINNETT HOMES – PROJECT NO. 74488**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 8, 2006AS REQUESTED BY STAFF . Second by Otsuji. Passed by a 6-0 vote with Commission Steele not present.

ITEM 18: **QUALCOMM BUILDING “N” HELI-STOP – PROJECT NO. 73455**

Robert Tucker presented Report No. PC-06-157to the Planning Commission.

Speaker slips submitted in favor by Jeff Wright, James Callaghan, and Mike Asaro.

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-157 WITH THE ADDITIONAL CONDITIONS: PROVIDE AN ANNUAL REPORT THAT WOULD INCLUDE ALL ANY COMPLAINTS RECEIVED, NIGHT TIME OPERATION ALONG WITH IDLING TIMES SO THEY WILL NOT EXCEED SINGLE PEAK EVENTS MEASUREMENTS OF 94DB.

Second by Ontai. Passed by a 6 0 Vote with Commissioner Steele not present.  
Resolution No. 4043-PC

**ITEM 19: 4480 EUCLID CONDOS TENTATIVE MAP – PROJECT NO. 84444**

Michelle Sokolowski presented Report No. PC-06-143 to the Planning Commission.

Speaker slip submitted in favor by Franklin Spees.

No one present to speak in opposition.

**COMMISSION ACTION:**

Motion by Commissioner Chase to approve staff’s recommendation as outlined in Report No. PC-06-143. Second by Commissioner Ontai. Vote fails by a 3-3 vote with Commissioners Otsuji, Garcia, and Chairperson Schultz. Item trails to June 8, 2006.

**ITEM 20: 3700 10<sup>th</sup> AVENUE TENTATIVE MAP – PROJECT NO. 67125**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMEDATION AS OUTLINED IN REPORT PC 06-144 WITH THE ADDITIONAL CONDITIONS;

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

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ITEM 21: **2309 30<sup>th</sup> STREET TENTATIVE MAP – PROJECT NO. 74516**

**COMMISSION ACTION:**

Motion by Commissioner Griswold to deny staff's recommendation as outlined in Report No. PC-06-121. Second by Commissioner Otsuji. Fails by a vote of 3-2 with Commissioners Ontai and Chase voting nay.

After a brief discussion with the applicant, the applicant requested that the commission deny the project, allowing the applicant to file an appeal and to move forward to City Council.

MOTION BY COMMISSIONER GRISWOLD TO DENY STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-121 AT THE REQUEST OF THE APPLICANT. Second by Otsuji. Passed by a 4-1 vote with Commissioner Chase voting nay, Commissioner Garcia recusing and Commissioner Steele not present.

ITEM 22: **4455 WILSON TENTATIVE – PROJECT NO. 81197**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 22, 2006; AS REQUESTED BY STAFF. Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM 23: **4516 PARK TENTATIVE MAP – PROJECT NO. 82146**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT PC 06-054 WITH THE ADDITIONAL 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 Ontai. Passed by a 5-1 vote with Commission Griswold voting nay and Commissioner Steele not present. Resolution No. 4045-PC

ITEM 24: **3829 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 84172**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GARCIA TO CONTINUE TO JUNE 22, 2006; AS REQUESTED BY STAFF. Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

Chairperson Schultz adjourned the Planning Commission meeting at 2:40 p.m.