

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 11, 2003  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 5:05 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-present  
Vice-Chairperson Barry Schultz-present (arrived at 10:30 a.m.)  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present  
Commissioner Mark Steele-not present  
Betsy McCullough, Planning Department-not present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-not present  
Mary Jo Lanzafame, 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:**  
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 9, Fourth Amendment to the Central Imperial Redevelopment Plan was placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Coleen Clementson reported on a third workshop in the series of "Controversy to Solutions" scheduled for September 25, 2003. A joint workshop with the Land Use & Housing Committee and the Planning Commission has been scheduled for October 22, 2003 in the Council Chambers at 2:00 p.m.  
Mike Westlake advised that the Clark Parcel Map and Mission Valley YMCA projects have been appealed to the City Council. Mike also reported on the action taken by the LU&H Committee regarding Affordable Housing Task Force recommendations.

ITEM-5: **COMMISSION COMMENT:**  
Chairperson Lettieri recognized Cecilia Williams, Anna McPherson, Theresa Millette, Jennifer Duval and Sheri Carr for their recent accomplishment in passing the American Institute of Certified Planners certification.

ITEM-6: **APPROVAL OF THE MINUTES OF JULY 24, 2003, JULY 31, 2003, AUGUST 7, 2003 AND AUGUST 14, 2003.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF JULY 24, 2003 WITH A REVISION TO ITEM NO. 7, CENTRAL POLICE FACILITY, PAGE 3, ITEM 4 TO ADD THE WORDS "PISTOL RANGE" TO BE MORE SPECIFIC TO THE SITE. Second by Chase. Passed by a 4-0 vote with Commissioner Garcia recusing and Vice-Chairperson Schultz and Commissioner Steele not present.

MOTION BY BROWN TO APPROVE THE MINUTES OF JULY 31, 2003. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

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BUILDINGS.  
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MOTION BY BROWN TO APPROVE THE MINUTES OF AUGUST 7, 2003. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

MOTION BY BROWN TO APPROVE THE MINUTES OF AUGUST 14, 2003. Second by Garcia. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

**ITEM-7: FAIRWAY VIEWS PROJECT NO. 3188 - (Continued from August 7, 2003)**

Vicky Gallagher reviewed the status of this project since the last hearing and provided answers to questions previously raised by the Commission.

Speaker slips submitted in favor by Mike Farr, Jeff Elden, Michael Smith and Bob Noble.

Speaker slips submitted in opposition by Sherri Lightner, Joanne Pearson, and John Ward.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO CONTINUE TO OCTOBER 16, 2003 TO LOOK AT THE FEASIBILITY OF THE PRD PROCESS FOR THIS SITE, AS WELL AS THE OTHER APPLICABLE ISSUES RAISED AT THIS HEARING, I.E., HEIGHT, ENCROACHMENT, FAR AND THAT THOSE BE ADDRESSED IN THE STAFF REPORT FOR THE NEXT HEARING. Second by Garcia. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

**ITEM-8: MORENA VISTA – PTS #6137.**

Vicky Gallagher presented Report to the Planning Commission No. P-03-236 revised and read new conditions into the record to the draft tentative map and draft permit.

Testimony in favor by William Jones, Todd Hooks, Don Wetzal, Wayne Bamford, Charlie Jonson, Pamela Gray Payton, Sam Kab, Andy Schlaefli, Doug Beckham, Reggis Smith, and Allen Butcher.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS SUBMITTED IN THE PLANNING REPORT, AS WELL AS THOSE SUBMITTED BY STAFF AT THIS HEARING WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

THAT THE APPLICANT MEET WITH THE HOUSING COMMISSION AND STAFF TO FURTHER REVIEW THE DETAILS ON AFFORDABLE HOUSING AND PROVIDE AN AGREEABLE SOLUTION TO THE CITY COUNCIL;

RETAINING WALL BE A PLANTABLE CRIB WALL AND THAT IT BE PROPERLY SCREENED;

THE OFF-SITE PARKING LOT BE OF A PERMEABLE SURFACE; HAVE A PERMANENT MECHANISM IN PLACE FOR MAINTENANCE AND, THAT IT NOT BE EXCLUDED FROM RECREATIONAL USES.

COMPLETE OWNERSHIP DISCLOSURE BE PROVIDED TO THE CITY COUNCIL FOR CITY LINK.

Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Steele not present.

**ITEM-9: FOURTH AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN AND FINAL ENVIRONMENTAL SECONDARY STUDY.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN SEDC'S LETTER, DATED SEPTEMBER 3, 2003. Second by Chase. Passed by a 4-0 vote with Commissioner Garcia recusing and Vice-Chairperson Schultz and Commissioner Steele not present.

**ITEM-10: RESCO SELF STORAGE - PROJECT NO. 3533.**

Morris Dye presented Report to the Planning Commission No. P-03-210.

Testimony in favor by Jan Johnston, Stanley Paul Cook and Karen Ruggels.

Testimony in opposition by Colleen Moore.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS WITH THE INCLUSION OF THE CONDITIONS OF THE FISH & WILDLIFE SERVICE AND WITH THE CONDITION THAT STAFF LOOK AT A DESIGN FEATURE FOR THE MASONRY WALL ON THE EAST SIDE. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

**ITEM-11: RANCHO PENASQUITOS SKATE PARK – PROJECT NO. 4641.**

Juan Baligad presented Report to the Planning Commission No. P-03-249.

Testimony in favor by Andy Berg and Kelly Lemker.

Testimony in opposition by Fred Mangarelli, Jackie Miner and James Alburger.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT WITH THE FOLLOWING CONDITIONS: CONSIDERATION BE GIVEN TO THE EQUITY ISSUE IN TERMS OF HOW THIS PARK WILL BE FUNDED AND WHAT IMPACT IT WILL HAVE WITH RESPECT TO TAKING FUNDS AWAY FROM OPERATIONAL COSTS FROM OLDER NEIGHBORHOODS; LOOK AT RECYCLED LUMBER AND PLASTIC FOR TABLES AND BENCHES IN THE PARK. Second by Brown. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-12: **VERTULLO RESIDENCE PROJECT NO. 1397.**

Derrick Johnson presented Report to the Planning Commission No. P-03-140.

Testimony in favor by Rebecca Michaels and Anne Harvey.

No one present to speak in opposition

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS, ALONG WITH THE REVISED PERMIT FINDING READ INTO THE RECORD. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Schultz recusing and Commissioner Steele not present.

ITEM-13: **ELICHONDOS RESIDENCE – PROJECT NO. 5076.**

Patrick Hooper presented Report to the Planning Commission No. P03-246 and clarified staff recommendation as it appears on the staff report.

Testimony in favor by Fred James, Marina Elizondo, James Justus, Connie Zuniga, Nancy Handick, Aurora Hangen, Ignacio Yonez, Angelica Gomez, Marco Hernandez, Tereso Hernandez, Francisco Hueso, Mayra Rodriguez, Valentina Hernandez, Manuel Endrade, John Randall, Lewis Fisher, and Ron Scruggs.

Testimony in opposition by Jim Varnadore, Theresa Quiroz, Patty Vaccariello, Mary Vaccariello, Adrienne Mock, Jessie Sergent, Robert Sergent, Bobbi McManus, David Fobes, Kevin Hauck, Juliana Maxim, Jill Van Cleve, Dick Englehart, Rhoda Harp, Jose Lopez, and Michel Sprague.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE PLANNED DEVELOPMENT PERMIT THAT WOULD ALLOW ONE RESIDENTIAL UNIT AND ONE COMMERCIAL BUSINESS WITH A VARIETY OF CONSUMER GOODS SALES BY ONE BUSINESS OWNER. Second by Ontai. Motion withdrawn.

MOTION BY CHASE TO CONTINUE TO OCTOBER 16, 2003 TO ALLOW THE COMMUNITY AND APPLICANT TIME TO NEGOTIATE AND FOCUS ON THE FOLLOWING SCENARIOS: ONE SPECIFIC COMMERCIAL USE AND ONE RESIDENTIAL USE IN THE EXISTING BUILDING; AND ONE RESIDENTIAL USE AND SMALL COMMERCIAL USES (3 OR 4). WHAT ARE THE COMMERCIAL USES AND HOW ARE THOSE DEFINED BASED ON THE ALLOWABLE DESIGNATIONS. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:05p.m.

