

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 4, 2003  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Lettieri at 9:00 a.m. Chairperson Lettieri adjourned the meeting at 11:25 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-present  
Vice-Chairperson Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present  
Commissioner Mark Steele-present  
Betsy McCullough, Planning Department-not present  
Mary Wright, Planning Department-present  
Bob Manis, Planning Department-not present  
Marcela Escobar-Eck, Development Services-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:**  
Staff advised that Item No. 7, Appeal of Staff Decision for the Albertson Residence was withdrawn by the applicant therefore the project was pulled from the docket. Item No. 13, College Community Master Project Plan was also withdrawn due to improper noticing; this was referred back to staff for possible future scheduling.
- ITEM-3:     **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 8, Wilson Avenue TM No. 6113, Item No. 10, Chalcedony Street TM No. 12261, Item No. 11, P.B. TM No. 11263 and Item No. 12, Oregon Street TM No. 12252 were placed on the consent agenda. Vice-Chairperson Schultz requested that notices and undergrounding maps be included with all condo conversion projects brought before the Commission.
- ITEM-4:     **DIRECTOR'S REPORT:**  
Gail Goldberg advised of an event the Planning Department hosted for 30 Chinese Mayors who were here to learn about planning in San Diego.  
  
Coleen Clementson reported on the issue of housing density bonus regulations and proposed revisions heard at LU&H. Coleen advised that the Condo Conversion regulations will be brought before the Commission on December 11, 2003. On December 10, 2003 staff will be holding the forum on the Conservation Element entitled, "What On Earth Are We Doing".  
  
Marcela EscobarEck spoke to the rebuilding process taking place due to the wild fires and the fee waiver for same, recently approved by City Council.
- ITEM-5:     **COMMISSION COMMENT:**  
Commissioner Garcia advised that she attended the annual Water Policy conference to discuss land use planning and the availability of water.  
  
Commissioner Chase asked the City Attorney to provide information on the standards governing Executive Session for the City Council. Mary Jo Lanzafame to advise Commissioner Chase. Commissioner Chase also reported that at the recent City Council hearing on Petco Park Comprehensive Sign Plan that the Padres agreed to not allow advertising for tobacco or fire arms on the billboards.

Commissioner Steele disclosed that Rebecca Michael contacted him regarding the appeal for the Albertson Residence. Her client felt that there was no chance of approval for his project and therefore withdrew it.

**ITEM-6: APPROVAL OF THE MINUTES OF NOVEMBER 13, 2003.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 13, 2003. Second by Chase. Passed by a 7-0 vote.

**ITEM-7: ALBERTSON RESIDENCE CONTINUANCE OF APPEAL OF COASTAL DEVELOPMENT PERMIT – PROJECT NO. 2331.**

**COMMISSION ACTION:**

Staff advised that the applicant withdrew his application for this project therefore it was pulled from this docket.

**ITEM-8: WILSON AVENUE TENTATIVE MAP – PROJECT NO. 6113.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-339. Second by Brown. Passed by a 6-1 vote with Vice-Chairperson Schultz voting nay.

**ITEM-9: APPEAL OF HEARING OFFICER DECISION FOR NEXTEL COMMUNICATIONS: UPAS COMMUNICATION ANTENNA FACILITY.**

Firouzeh Tirandazi presented Report to the Planning commission No. P-03-352.

Testimony in favor of the appeal by Karen Wilson.

Testimony in opposition to the appeal by Roy Yonemoto.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO DENY THE APPEAL AND APPROVE THE PROJECT WITH A CONDITION TO ADD TO THE FINDINGS THAT THIS PROJECT IS A UNIQUE SITUATION AND NOT PRECEDENT SETTING BECAUSE OF THE RESIDENTIAL NATURE OF THE AREA, AND THAT IT HAS BEEN DETERMINED THAT THERE IS NO ALTERNATIVE SITE WITHIN A REASONABLE AREA TO THIS LOCATION. Staff was requested to provide language changes to the Council Policy regarding location prioritization before going to City Council. Commissioner Chase requested biology reports on future projects when sensitive environmental issues are involved. Second by Brown. Passed by a 5-2 vote with Chairperson Lettieri and Commissioner Chase voting nay.

**ITEM-10: CHALCEDONY STREET TENTATIVE MAP - PROJECT NO. 12261****COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-308. Second by Brown. Passed by a 6-1 vote with Vice-Chairperson Schultz voting nay.

**ITEM-11: P.B. DRIVE TENTATIVE MAP – PROJECT NO. 11263****COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-309. Second by Brown. Passed by a 6-1 vote with Vice-Chairperson Schultz voting nay.

**ITEM-12: OREGON STREET TENTATIVE MAP – PROJECT NO. 12252****COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-360. Second by Brown. Passed by a 6-1 vote with Vice-Chairperson Schultz voting nay.

ITEM-13: **COLLEGE COMMUNITY MATER PROJECT PLAN AMENDMENT.**

**COMMISSION ACTION:**

Due to a noticing issue, this project was pulled from this docket. It may be rescheduled for a future hearing of the Planning Commission.

ITEM-14: **NTC HISTORIC BUILDINGS RELOCATION – PROJECT NO. 9735.**

P.J. FitzGerald presented Report to the Planning Commission No. P-03-336.

Testimony in favor by Kathi Riser and Wayne Donaldson.

Testimony in opposition by Cynthia Conger, John McNab, Robert Bregman and Mignon Scherer.

**COMMISSION ACTION:**

MOTION BY BROWN TO CONTINUE TO JANUARY 15, 2004 FOR CLARIFICATION AND ADDITIONAL DOCUMENTATION AS TO WHY THESE BUILDINGS ARE BEING MOVED. Second by Ontai. Passed by a 4-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz and Commissioner Steele recusing.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 11:25 a.m.