

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 22, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:02 a.m. Chairperson Lettieri adjourned the meeting at 4:45 p.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-present
Mary Wright, Planning Department-not 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:**
Jay Hawley requested that Item No. 6, the appeal of the Hawley Residence be continued to March 11, 2004 due to an emergency matter with his consultant.

Due to time constraints, it was requested that Item No. 10, Rhodes Crossing be continued to February 5, 2004 at 9:00 a.m.

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

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported that the proposed Pilot Village program will be heard before the Commission on January 29, 2004 and advised of additional material that will be delivered for this hearing. Ms. McCullough also advised that the Large Retail project scheduled for February has been rescheduled to March 4, 2004.

Marcela Escobar-Eck advised of City Council action taken on new regulations for roof covering.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPEAL OF THE HEARING OFFICER DECISION FOR THE HAWLEY RESIDENCE – PROJECT NUMBER 3738.**

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE TO MARCH 11, 2004 DUE TO AN EMERGENCY MATTER WITH THE APPEALANT'S CONSULTANT.
Second by Garcia. Passed by a 7-0 vote.

ITEM-7: **BALBOA PARK PROMENADE PROJECT.**

Sandra Teasley presented Report to the Planning Commission No. P-03-338. Presentations were also given by Mark Marney of Park & Recreation, Teri Delcamp, Ron Buckley and Myra Hermann.

Testimony in favor by Gail McLeod, Yvonne Larson, Steve Estrada, David Watson, Miriam Kirshner, Tom Fetter, Linda Otterness, Bill Barnard, Donald Walton, Doratheia Duckett, Bernadine Hausman, Ellen Sumter, Billie Bearden, Brenda Holman, Phil Ash, David Lang, Will Neglett, Lynne St. John, David Sobo, Frank McCoky, Pat Embry, Joanne Embry, Dale Marriott, Lois Marriott, Steven Dodson, Isabella Virgilio, Sal Giametta, David Nuffer, Jane Jensen, Duane Jensen, Vicki Granowitz, and William Steen.

Testimony in opposition by Cynthia Congers, Lori Walton, Jay Hyde, Roger Lewis, Peggy Mazzella, John McNab, Bruce Coons, Mike Singleton and Laura Burnett.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

THE OBLIGATION OF MOVING THE CAROUSEL SHOULD BE THE ZOO'S, AND THAT SHOULD OCCUR PURSANT TO CONDITION NO. 4. DURING THE CONSTRUCTION PHASE.

THE ZOO SHOULD PROVIDE A PARKING GARAGE THAT IMPLEMENTS THE CONCEPT OF REPLACEMENT PARKING TO ONLY INCLUDE THE ULTIMATE GROWTH OF THE ZOO UP TO 3900 SPACES.

THE ACTUAL DESIGN OF THE PARKING GARAGE SHOULD CONSIDER BOTH THE "ALTERNATIVE TO THE TRENCH ENLARGEMENT" OPTION, AS WELL AS THE ZOO'S CURRENT PROPOSAL. THE DESIGN OF THE AIR AND LIGHT WELLS LOCATED ON THE EAST EDGE OF THE PARKING GARAGE SHOULD BE DESIGNED TO BE CAPPED INTERMITTENTLY TO ALLOW EXPANSION OF THE PROMENADE ACROSS THE AIR AND LIGHT WELLS AT REGULAR INTERVALS. THE TRANSIT USES THAT ARE PROPOSED SOUTH OF VILLAGE PLACE SHOULD BE INCORPORATED INTO THE REDUCED SIZE PARKING STRUCTURE.

BIO-MASS DEFINITION SHOULD BE CALCULATED VOLUMETRICALLY AS OPPOSED TO IN PLAN VIEW.

THE PUBLIC FACILITY FINANCING PLANS SHOULD INCLUDE NOT JUST CONSTRUCTION, BUT OPERATION AND MAINTENANCE.

THE HISTORIC LANDMARK BOUNDARY SHOULD BE MAINTAINED PER THE HISTORIC RESOURCE BOARD'S RECOMMENDATION.

PENDING STAFF DETERMINATION THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS NECESSARY, THE CHANGES RECOMMENDED BY SANDAG (MTDB) BE INCORPORATED INTO THE PROGRAM INCLUDING BUS RAPID TRANSIT AS OPPOSED TO LIGHT RAIL TRANSIT.

Second by Brown. Passed by a 7-0 vote.

ITEM-8: **'A' STREET TENTATIVE MAP – PROJECT NO. 8126.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-04-038. Second by Schultz. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-9: **EIGHTH AMENDMENT TO THE CENTER CITY REDEVELOPMENT PLAN.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN CCDC'S MEMO DATED JANUARY 8, 2004. Second by Chase. Passed by a 6-0 vote with Chairperson Lettieri recusing.

ITEM-10: **RHODES CROSSING – PROJECT NO. 3230.**

COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO FEBRUARY 5, 2004 DUE TO TIME CONSTRAINTS. Second by Chase. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 4:45 p.m.