

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 5, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:01 a.m. Chairperson Lettieri adjourned the meeting at 4:00 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-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

TEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
 Jim Varnadore advised the Commission that he felt the City Council acted appropriately when hearing the Appeal of the Planning Commission decision on the Elichondos Residence.

ITEM-2: **REQUESTS FOR CONTINUANCE:**
 None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
 Items No 8, 9, 10 and 11 were placed on the consent agenda.

ITEM-4: **DIRECTOR’S REPORT:**
 Gail Goldberg reported that the City Council approved the City Manager’s and the Planning Commission’s recommendation regarding Condo Conversions.

Coleen Clementson reported that the Council will be acting on the Pilot Villages proposals on February 10, 2004. A copy of the Manager’s report will be provided to the Commission.

The next forum in the series entitled the “Future of Commercial Development” will be held on March 25, 2004 at the Balboa Park Club.

Marcela Escobar-Eck advised of Council action taken this past week. Ms. Eck to provide the Commission with the Manager’s report on the Inclusionary Housing Ordinance and the expedite program.

ITEM-5: **COMMISSION COMMENT:**
 Chairperson Lettieri requested that the discussion that was held at the Planning Commission hearing on the proposed Pilot Village for North Park be communicated to the City Council as well as recommendations expressed for the other four villages.

Chairperson Lettieri requested that all the Commissioners be provided with the SANDAG Draft Regional Comprehensive Plan and that staff plan on bringing this to the Commission for input in the near future.

ITEM-6: APPROVAL OF THE MINUTES OF JANUARY 22, 2004:**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF JANUARY 22, 2004 WITH A MINOR MODIFICATION TO THE ACTION TAKEN ON THE ZOO PROJECT. IN THE FOURTH PARAGRAPH, SECOND LINE, STRIKE OUT ENLARGEMENT AND REPLACE WITH PARKING STRUCTURE IN REFERENCE TO THE PARKING GARAGE. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-7: RHODES CROSSING – PROJECT NO. 3230.

Robert Korch, presented Report to the Planning Commission No. PC-04-028 and Dan Joyce and Myra Hermann also presented community planning and environmental issues.

Testimony in favor by Randy Coopersmith, Keith Rhodes and Joost Bende.

Testimony in opposition by Elizabeth Pinmer, Charles Sellers, Serena Verfurth, Mary Fox and David Hogan.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE STAFF'S RECOMMENDATIONS. The Commission requests that the Council consider a different approach to the wetlands deviation process and confer as recommended with Fish and Wildlife, Center for Biological Diversity Group and staff to deal with the deviation process for a better project. Consider changes to the design of the shopping center in particular to make it more "village" oriented. Second by Steele. Failed by a 3-3 vote with Commissioners Garcia, Chase and Chairperson Lettieri voting nay and Vice-Chairperson Schultz not present.

MOTION BY CHASE TO RECOMMEND TO THE CITY COUCIL THAT THEY DENY THE PROJECT. The Commission encourages the Council to consider the consolidation of the wetlands to improve the development portions of the project and the preservation of vernal pools with a net environmental benefit. And, that the commercial area be re-addressed without the constraints of vernal pools in either the commercial or in the high density housing so a plaza can be provided and pedestrian connections that link housing to commercial, and that the retail that is more neighborhood-serving be closer to the neighborhood.

The Commission also encourages staff and the applicant to work together to find a way to incorporate the suggestions of the Center for Biological Diversity. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

ITEM-8: **OHIO STREET TENTATIVE MAP – PROJECT NO. 6866.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-011. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz not present.

ITEM-9: **1759-1781 ELM AVENUE TENTATIVE MAP – PROJECT NO. 8570.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-012. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz not present.

ITEM-10: **1620-1636 ELM AVENUE TENTATIVE MAP – PROJECT NO. 11886.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-013. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz not present.

ITEM-11: **NORTH CLUSTERS AT BLACK MOUNTAIN RANCH - PROJECT NO. 1463.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-029. Second by Steele. Passed by a 5-0 vote with Commissioner Chase recusing and Vice-Chairperson Schultz not present.

ITEM-12: WORKSHOP – REVIEW OF CONSOLIDATED PLANNING PROCESS.

Rob Albrecht, Housing Commission presented Report to the Planning Commission No. PC-04-046.

No one present to speak to this matter.

Workshop held.

ITEM-13: SUBSTANTIAL CONFORMANCE REVIEW.

Marcela Escobar-Eck presented Report to the Planning Commission No. PC-04-049.

Testimony in favor by BobWright and Courtney Ann Coyle.

Testimony in opposition by Scott Molloy.

Public testimony was closed.

COMMISSION ACTION:

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

REVISE LANGUAGE IN ATTACHMENT 2 OF THE STAFF REPORT TO INCLUDE SUGGESTIONS IDENTIFIED IN CORTNEY COYLE’S LETTER SUBMITTED TO THE COMMISSION DATED FEBRUARY 4, 2004 REGARDING ORIGINAL PERMITS, NOTICE OF DETERMINATION PROCESS AND HISTORIC RESOURCES.

ADD TO THE LANGUAGE THAT CRITERIA FOR EVALUATING THE APPLICATIONS BASED ON THE STANDARDS AND GUIDELINES FOR SCR APPROVAL MUST BE IN THE APPROVAL DOCUMENTS.

REVISE LANGUAGE IN ATTACHMENT 1 IN THE STAFF REPORT UNDER PROPOSED CODE FOR MINOR MODIFICATIONS TO A DEVELOPMENT PERMIT TO READ: “A CONDITION OR TERM OF THE APPROVED DEVELOPMENT PERMIT REQUIRES A PROCESS 2 REVIEW”. SUB-SECTION B COULD READ “NOT WITHSTANDING THE PROVISIONS OF SUB-SECTION A, THE SUBSTANTIAL CONFORMANCE DETERMINATION SHALL BE REACHED THROUGH A PROCESS 2 REVIEW IF: THE PROJECT SITE FOR THE PROPOSED MINOR

MODIFICATION IS LOCATED WITHIN THE COSTAL OVERLAY ZONE,
OR 2) A CONDITION OR TERM OF THE APPROVED DEVELOPMENT
PERMIT REQUIRES A PROCESS 2 REVIEW.”

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

The Planning Commission meeting was adjourned by Chairperson Lettieri at 4:00 p.m.