

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 8, 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 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-not present
Coleen Clementson, Planning Department-present
Gary Halbert, Development Services-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:**
Item No. 11, San Diego Storage Trailers was withdrawn from the docket and will be renoticed.

Matt Peterson withdrew his requests for continuance for Item No. 9, Banker's Hill and Item No. 10, Large Retail Establishment Ordinance.

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

ITEM-4: **DIRECTOR'S REPORT:**
Coleen Clementson advised that the forum on the future of commercial development was held on March 25 and was well attended. The next forum will be held on June 17; topic to be determined.

Bob Manis advised of Council actions taken last week, in particular Rhodes Crossing and Mission Village. Marcela Escobar-Eck reported on the Hawley Residence appeal; and acknowledged Pete Lynch for his work on the Ballpark.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Garcia reported on her travels to Beijing and Hong Kong and that she had the opportunity to present a summary of the City of Villages and discussion on sustainable design. Also, she and Chairperson Lettieri attended the League of California Cities conference in Monterrey at the Planner's Institute where they both moderated a variety of sessions.

Commissioner Chase advised that April 25 is Earth Day and events will take place in Balboa Park; all are invited to attend.

ITEM-6: **APPROVAL OF THE MINUTES OF MARCH 11, 2004 AND MARCH 18, 2004:**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF MARCH 11, 2004. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz not present and Commissioner Otsuji recusing.

MOTION BY CHASE TO APPROVE THE MINUTES OF MARCH 18, 2004. Second by Steele. Passed by a 4-0 vote with Vice-Chairperson Schultz not present and Commissioners Garcia and Otsuji recusing.

ITEM-7: **APPEAL OF STAFF DECISION – HOLY TRINITY CHURCH - PROJECT NO. 5980.**

Laila Iskandar presented Report to the Planning Commission No. PC-04-062.

Testimony in favor of the appeal opposed to the project by Benjamin Leaf, Chip Flaherty and Tom Marshall.

Testimony in opposition to the appeal, in favor of the project by Rev. Lawrence Bausch, Bennett Lord, Vicky Pion, John Witt and Mikes Homes.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT AND THAT CONSIDERATION BE GIVEN TO ADDITIONAL LANDSCAPING TO THE PROPERTY LINE THAT WOULD BE BETTER SUITED FOR THE NEIGHBOR. Second by Schultz. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-8: **EL CORTEZ TENTATIVE MAP - PROJECT NO. 9479.**

Pete Lynch presented Report to the Planning Commission No. PC-04-070.

Testimony in favor by Peter Janopaul.

No one present to speak in opposition to the project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 6-1 vote with Vice-Chairperson Schultz voting nay.

ITEM-9: BANKER'S HILL TOWNHOMES – PROJECT NO. 5606.

Patrick Hooper presented Report to the Planning Commission No. PC-04-044.

Testimony in favor by Matt Peterson and David Hawkins.

Testimony in opposition by Caroline Morse.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCL THAT THEY APPROVE STAFF'S RECOMMENDATION. Second by Chase. Passed by a 7-0 vote.

ITEM-10: LARGE RETAIL ESTABLISHMENT ORDINANCE.

Jean Cameron presented Report to the Planning Commission No. PC-04-014.

Testimony in favor by Richard Kurylo, Art Castanares, and Murtaza Baximusa.

Testimony in opposition by Mitch Mitchell, Matt Peterson, Jerry Livingston, Matt Adams, John Ziebarth, Alan Ziegaus, Louis Wolfsheimer, and George Ray.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO MAY 6, 2004 AND REQUESTED STAFF COME BACK WITH AN OUTLINE OF ISSUES RAISED AT THIS HEARING IN PREPARATION FOR FURTHER DISCUSSION AT A FUTURE WORKSHOP. THESE TO INCLUDE:

ECONOMIC ANALYSIS OF AN ORDINANCE CHANGE.

PROVIDE THE KIMLEY-HORN STUDY FOR REVIEW; AND ANY OTHER TRAFFIC STUDY AVAILABLE.

EXPAND THE DESIGN GUIDELINES.

RE-LEASING REQUIREMENTS AND BONDING FOR REDEVELOPMENT AND MITIGATION COSTS.

CONSIDERATION OF MIXED-USE DEVELOPMENT OPPORTUNITIES THAT COULD BE INTEGRATED INTO THE ORDINANCE.

INDUSTRIAL LAND ISSUE.

ENVIRONMENTAL ANALYSIS.

PROVIDE A MATRIX REFLECTING VARIOUS TYPES OF COMMERCIAL AND SUPERSTORES AND WHERE THEY CAN BE BUILT UNDER THE CURRENT CODE COMPARED TO THE PROPOSED ORDINANCE. DETERMINE WHAT THE CHANGES WOULD BE.

DISCUSSION ON HOW THE CITY CAN CREATE A SYSTEM THAT ALLOWS US TO HAVE NEIGHBORHOOD SERVING AREAS THAT ARE VIABLE AND VIBRANT SO THE CITY OF VILLAGES PRINCIPLES CAN BE IMPLEMENTED, AND WHERE THEY CAN BE LOCATED.

CONSIDER FUTURE JOINT MEETINGS WITH THE LU&H COMMITTEE AFTER THE WORKSHOPS ARE CONDUCTED.

PROVIDE ALL REFERENCED PLANNING COMMISSION REPORTS TO ALL COMMISSIONERS FOR REVIEW.

CONSIDER DEVELOPING AN ORDINANCE THAT ADDRESSES THE CITY OF VILLAGES PRINCIPLES IN RELATION TO THE SQUARE FOOTAGE.

PROVIDE THE RECOMMENDATIONS MADE BY THE CPC COMMITTEE; AND BRING THIS ISSUE BEFORE THE BUSINESS IMPROVEMENT DISTRICTS FOR THEIR RECOMMENDATIONS IN THE NEAR FUTURE.

LOOK AT THIS AS A REGIONAL ISSUE NOT JUST A SAN DIEGO ISSUE.

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

ITEM-11: **SAN DIEGO STORAGE TRAILERS – PROJECT NO. 4500.**

COMMISSION ACTION:

This project was withdrawn from the docket and returned to DSD due to a discrepancy between the environmental document and the project. This project will be renoticed for a future hearing.

ITEM-12: **PEARL STREET TENTATIVE MAP - PROJECT NO. 23745.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-063. Second by Ontai. Passed by a 5-1 vote with Vice-Chairperson Schultz not present.

ITEM-13: **68th STREET TENTATIVE MAP - PROJECT NO. 10194.**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-068. Second by Ontai. Passed by a 5-1 vote with Vice-Chairperson Schultz not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 4:30 p.m.