

**CITY OF SAN DIEGO  
MINUTES OF JOINT PLANNING/HOUSING COMMISSION MEETING OF  
MARCH 27, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairpersons Neils and Arthur at 9:10 a.m. The meeting was adjourned at 11:05 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Christopher Neils-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Chairperson E. Neal Arthur-present  
Commissioner Steven W. Oxberry-present  
Commissioner Denise Macias-present  
Commissioner Alice Tumminia-present  
Commissioner Greg Akili-not present  
Commissioner David Dick-not present  
Commissioner Carol Nottley-not present  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-not present  
Tina Christiansen, DSD Director-not present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Engineering Geologist, DSD-not present  
Linda Lugano, Recorder-present

ITEM-1:       **CONSIDERATION OF THE DRAFT FISCAL YEAR 1998  
CONSOLIDATED ANNUAL PLAN.**

Mike Stepner and Betsy Morris presented the City's strategic plan for community development and consolidated application for approximately \$28 million in federal funds for fiscal year 1998 from the U. S. Department of Housing and Urban Development.

**COMMISSION ACTION:**

THE PLANNING/HOUSING COMMISSION DISCUSSED A NUMBER OF ISSUES REGARDING THE CONSOLIDATED ANNUAL PLAN:

COMMISSIONER WHITE STATED THAT EDUCATION IS AN IMPORTANT COMPONENT AND SHOULD BE MENTIONED.

COMMISSIONER SKOREPA STATED THAT SHE WOULD LIKE TO SEE MORE OPPORTUNITIES FOR MANY PEOPLE TO INTERACT WITH PARTICIPANTS IN AFFORDABLE HOUSING PROGRAMS.

COMMISSIONER ANDERSON FELT THERE NEEDED TO BE MORE CONTEXT FOR THE INFORMATION. HE SUGGESTED USING SOME TYPE OF "SCORE CARD" OR PERFORMANCE MEASURES. THESE WOULD SHOW TRENDS AND HOW THE CONSOLIDATED PLAN IS MEETING THE NEEDS THIS YEAR, IN COMPARISON TO LAST YEAR. HE FELT THE INFORMATION GIVEN WAS NOT SUFFICIENT TO DETERMINE WHETHER BALANCED COMMUNITY POLICY OBJECTIVES ARE BEING MET. FOR ADDITIONAL PUBLIC OUTREACH, HE SUGGESTED TRYING DIFFERENT MEETING TIMES OR FORMATS. HE ALSO ASKED THAT SOME INFORMATION BE PROVIDED IN THE PLAN REGARDING TRANSIT ORIENTED DEVELOPMENT (TOD'S) TO ACHIEVE AFFORDABLE HOUSING. HE ASKED THAT THE INFORMATION ON JOB OPPORTUNITIES BE STRENGTHENED.

COMMISSIONER WATSON STRONGLY ECHOED THE NEED FOR MEASURABLE GOALS. HE SAID HE PLANNED TO VOTE AGAINST THE PLAN SYMBOLICALLY BECAUSE IT WILL NOT ADDRESS ALL THE NEEDS.

CHAIRPERSON NEILS SUGGESTED THAT IT WOULD BE USEFUL TO HAVE SHORT-TERM ACTION OBJECTIVES AND MAPS SHOWING DISTRIBUTION OF AFFORDABLE HOUSING.

MOTION BY WHITE TO ACCEPT THE FISCAL YEAR 1998 CONSOLIDATED PLAN IN DRAFT FORM WITH THE ADDITION OF THE ISSUES RAISED BY COMMISSIONERS ANDERSON, SKOREPA AND WATSON. Second by Quinn. Passed by a 6-1 vote with Commissioner Watson voting nay. THE HOUSING COMMISSION VOTED 4-0 TO ACCEPT THE DRAFT PLAN WITH THE ADDITION OF THE ISSUES RAISED BY THE PLANNING COMMISSIONERS.

ITEM-2: **WORKSHOP - STATUS REPORT ON THE HOUSING ELEMENT AND THE AFFORDABLE HOUSING DENSITY BONUS PROGRAM.**

Workshop held.

Staff provided a status report on the amendment of the affordable housing density bonus program. The City's current ordinance is not in compliance with state law and needs to be amended to provide an additional incentive for affordable housing in addition to the density bonus itself, as well as a procedure for developers to request a waiver of specific development regulations which make it economically or physically infeasible to use density bonus.

The Planning Commission felt the incentives which staff has proposed to date have very little community support and it was recommended that a community process be set up to encompass an educational program for communities; and include representatives of both the building industry and community planning groups to develop a set of additional incentives which have broader public support.

The joint hearing of the Planning/Housing Commission meeting was adjourned at 11:05 a.m.

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.**

Mrs. Ruth Candelli advised the Commissioners of a rezone that took place on her property and the problems associated with this rezoning. She requested that the Commission look into this situation and take action to relieve her of some of the inconveniences she is encountering.

**ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

Corey Bruan advised that Item No. 4 California Infant/Work Furlough be continued at the request of an agent working for the applicant; however this was unbeknownst to the applicant. The applicant is therefore requesting that this be placed on the next available docket.

**ITEM-3: DIRECTOR'S REPORT.**

None.

**ITEM 3A: COMMISSION COMMENT.**

The Planning Commissioners requested that a status report on the Romero Residence be brought before the Commission on April 3, 1997.

**ITEM-4: CALIFORNIA INFANT/WORK FURLOUGH**

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO APRIL 24, 1997. Second by White. Motion withdrawn.

MOTION BY SKOREPA TO CONTINUE TO MAY 8, 1997. Second by White. Passed by a 6-1 vote with Commissioner Quinn voting nay.

ITEM-5: **THE VILLAGES AT LA JOLLA. TENTATIVE MAP PLANNED RESIDENTIAL; DEVELOPMENT COASTAL DEVELOPMENT PERMIT NO. 96-0581.**

Michelle Sokolowski presented Report to the Planning Commission No. P-97-042.

Testimony in favor by:

**Mark Usselman, representing California South, Inc.** Gave the location and description of the project and surrounding areas, and rationale for this design and location.

**Matt Peterson, representing Gillispie School.** Explained that his primary concern is the noise factors involved with a school directly across the street from this property. Requested the City put a condition in the permit that requires perspective buyers to sign a waiver to not hold the school liable in any way.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 96-0581 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE TM/PRD/CDP, SUBJECT TO CONDITIONS (ATTACHMENT 4 AND 5), AND APPROVE THE REQUEST TO WAIVE THE UNDERGROUNDING OF EXISTING OVERHEAD FACILITIES. THAT THE CONDITION PRESENTED BY MATT PETERSON REGARDING THE GILLISPIE SCHOOL BE INCLUDED, AS READ INTO THE RECORD BY THE CITY ATTORNEY. STAFF WAS DIRECTED, IN THE FUTURE, TO STRONGLY LOOK AT ~~WHAT THE PRD PROCESS IS, AND FOLLOW THAT PROCESS.~~

Second by Butler. Passed by a 6-1 vote with Commissioner Skorepa voting nay.

Look at the intent of the PRD process. Revised 5/14/97  
L. Lugano



ITEM-6: **FINKELSTEIN LAW OFFICE (THE EDWARD GROVE RESIDENCE)  
CONDITIONAL USE PERMIT 96-0689.**

Sandra Teasley presented Report to the Planning Commission No. P-97-048 and read a revision to Condition No. 24 into the record.

Testimony in favor by:

**Marie Lia Burke, representing the applicant.** Spoke primarily to the issue of historic conditional use permits and how it applies to this particular property. Also spoke to the time limits and the primary incentives for a conditional use permit on historical sites and how these time limits could be very restricting in allowing applicants to purchase historical buildings.

**Doug Austin, Chairperson of Incentives Committee.** Explained the definition of incentives in order to get investments for historical sites. Also explained the Board's interpretation of the Commission's policy of setting time limits on these CUP's and how they can create a lot of dis-incentives.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF MITIGATED NEGATIVE DECLARATION AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF CUP 96-0689, SUBJECT TO CONDITIONS (ATTACHMENT 5) WITH THE FOLLOWING MODIFICATIONS:

1. CONDITION 1. PAGE 1 OF 8, ATTACHMENT 5, THIRD LINE FOLLOWING "LAW OFFICES", ADD "WHICH RETAIN AND PRESERVE THE HISTORIC DESIGNATION OF THE BUILDING AND SITE".
2. CONDITION 2A. PAGE 1 OF 8, ATTACHMENT 5, ADD "IN A HISTORICALLY DESIGNATED STRUCTURE".

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 27, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Neils at 11:07 a.m. Chairperson Neils adjourned the meeting at 3:45 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Christopher Neils-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-not present  
Tina Christiansen, DSD Director-not present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Engineering Geologist, DSD-present  
Linda Lugano, Recorder-present

3. CONDITION 2B. PAGE 1 OF 8, ATTACHMENT 5, REVISE THE HOURS OF OPERATION TO READ "PUBLIC BUSINESS HOURS OF OPERATION" AND HOURS TO 8 A.M. TO 5:30 P.M. WITH A TOTAL OF SEVEN EMPLOYEES (ATTORNEYS AND/OR STAFF).
4. CONDITION 7. PAGE 2 OF 8, ATTACHMENT 5, REVISED TO READ, "THIS CONDITIONAL USE PERMIT SHALL EXPIRE ON (WHEN) AND IF THE SITE LOSES ITS HISTORIC DESIGNATION"
5. CONDITION 10A. PAGE 3 OF 8, ATTACHMENT 5, CHANGE THE WORD CONVERSION TO "CHANGE OF USE".
6. CONDITION 10B. PAGE 3 OF 8, ATTACHMENT 5, REVISE TO READ, "THE PERMIT HAS BEEN CANCELED OR REVOKED BY THE CITY OF SAN DIEGO".
7. ADD A NEW CONDITION, NO. 27. TO INCLUDE THE LANGUAGE THAT PROVIDES ASSURANCES OF PRESERVATION OF THE HISTORIC INTERIOR AS READ INTO THE RECORD BY THE APPLICANT.

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

**ITEM-7: EADS AVENUE CONDOMINIUM - COASTAL DEVELOPMENT PERMIT/LA JOLLA PLANNED DISTRICT PERMIT/TENTATIVE MAP NO. 96-0653, TO ALLOW FOR THE DEMOLITION OF RESIDENTIAL STRUCTURES AND THE CONSTRUCTION OF A CONDOMINIUM DEVELOPMENT IN THE LA JOLLA COMMUNITY PLAN AREA.**

Patrick Hooper presented Report to the Planning Commission No. P-97-059.

Testimony in favor by:

**Douglas Holmes, representing himself.** Understands that there is a requirement that a tentative map must be prepared in conjunction with this permit. He is requesting a waiver for the tentative map as it is too costly and he was not told about it before.



Public testimony was closed.

**COMMISSION ACTION**

MOTION BY ANDERSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE COASTAL DEVELOPMENT/LA JOLLA PLANNED DISTRICT PERMIT AND TENTATIVE PARCEL MAP NO. 96-0653 WITH THE MODIFICATION TO INCLUDE A REQUIREMENT THAT THERE BE A FINAL MAP AS A CONDITION OF OBTAINING A CERTIFICATE OF OCCUPANCY. Second by Quinn. Passed by a 6-0 vote with Commissioner Watson not present.

The Planning Commission meeting was adjourned by Chairperson Neils at 3:45 p.m.