

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 8, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:03 a.m. Chairperson Steele adjourned the meeting at 12:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Betsy McCullough, Planning & Development Review-present
Mary Jo Lanzafame, Deputy City Attorney-present
Kelly Broughton, Planning & Development Review-not present
Gary Halbert, Planning & Development Review-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.

None.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

None.

ITEM-4: DIRECTOR'S REPORT:

Coleen Frost reminded the Commissioners of the two half day Strategic Framework Plan workshops that are currently planned for June 23 and 30, 2000.

Staff is working on scheduling a joint LU&H/Planning Commission workshop for a collective update on the work that has come out of the Strategic Framework Plan Committees to date. Coleen to advise when that is scheduled.

ITEM-5: COMMISSION COMMENT:

Commissioner Butler commented on her Strategic Plan Update Committee work, and that the congregation of the different groups coming together making their recommendations went well. A number of the committees came up with similar recommendations in certain area. Commissioner Butler stated she feels the committees are making good progress.

Commissioner Skorepa raised a question brought up by the CIP budget and was hoping it could be handled through the Strategic Plan process. Her concern is that those kind of issues may not fall into any one Committee's purview as it is a smaller issue and it could get lost in the review. Commissioner Skorepa was assured by Coleen Frost that staff anticipates doing this once the general recommendations are obtained from the committee as a whole, with a more detailed analysis identifying the other issues that need to be included.

Even though the CIP may not fit in the strategic framework element, it may clearly fit into an action plan, or staff has to figure out where it *will* fit.

Vice-Chairperson Anderson spoke to the Economic Development objectives. He has heard that the Economic Development Committee has been asked to develop recommendations that focus on land use - in particular strategies that promote economic development but are related to land use as it is easier to integrate that with some of the other goals and objectives developed by the other committees. He suggested that this Committee hold another meeting to discuss this issue.

ITEM-6: APPROVAL OF MINUTES OF MAY 18, 2000. APPROVAL OF MINUTES OF MAY 25, 2000.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE MINUTES OF MAY 18, 2000. Second by White. Passed by a 7-0 vote.

MOTION BY SKOREPA TO REVISE THE MINUTES OF MAY 25, 2000 TO REFLECT THAT COMMISSIONER STRYKER'S INITIAL MOTION TO CONTINUE WAS MADE DURING THE DISCUSSION OF THE MOTION TO DENY; AND TO STRIKE THE "ANNUAL NOISE CONTOUR MAPS" ISSUE AND INCLUDE THE LANGUAGE, "THIS RECOMMENDATION ALSO INCLUDES PRODUCING ANNUAL NOISE CONTOUR MAPS" UNDER THE NOISE MONITORING POINT.

THE REMAINDER OF THESE MINUTES WERE TRAILED TO THE NEXT REGULARLY SCHEDULED MEETING TO ALLOW COMMISSIONERS SKOREPA AND STRYKER TIME TO REVIEW THE ACCURACY OF THE REST OF THE LANGUAGE IN THESE MINUTES AND BRING BACK FOR APPROVAL. Second by White. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining as they were not present at that meeting.

ITEM-7: INITIATION OF AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN, THE PROGRESS GUIDE AND GENERAL PLAN, TO RE-DESIGNATE A 4.92 ACRE AREA FROM VERY LOW DENSITY (0-5 DU/AC) TO LOW DENSITY RESIDENTIAL (5-10 DU/AC). PROJECT NO. 40-0340.

Ella Paris presented Report to the Planning Commission No. P-00-105.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 7-0 vote.

ITEM-8: PROPOSED FISCAL YEAR 2001 CAPITAL IMPROVEMENTS PROGRAM BUDGET.

Charlene Gabriel presented Report to the Planning Commission No. P-00-098.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE MANAGER'S RECOMMENDATION WHICH FINDS THAT THE PROJECTS IN THE PROPOSED FY2001 CAPITAL IMPROVEMENTS PROGRAM ARE IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN AND APPLICABLE COMMUNITY PLANS WITH A RECOMMENDATION TO THE CITY COUNCIL THAT THE CIP INCLUDE A CHART THAT MONITORS WHAT PERCENT OF THE TOTAL COSTS ESTIMATED TO IMPLEMENT THE COMMUNITY PLANS IS ACTUALLY BEING FULFILLED BY THE PROJECTS AND EXPENDITURES IDENTIFIED IN THE CIP, AND WITH FURTHER DIRECTION TO THE CITY PLANNER TO INCLUDE THIS INFORMATION IN THE NEXT CIP COMPLIANCE REPORT TO THE PLANNING COMMISSION .

Commissioner Skorepa encouraged staff to put all communities with a community plan on this chart so the decision makers can ascertain yearly which community is or is not receiving any funds and how much. Second by Stryker. Passed by a 6-1 vote with Commissioner Butler voting nay.

ITEM-9: HOUSING ELEMENT UPDATE.

Myles Pomeroy presented Report to the Planning Commission No. P-00-101.

Testimony in favor by Ann Fathy.

Testimony in opposition by Mel Shapiro.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY ADD THE FOLLOWING POLICIES TO THE GENERAL PLAN HOUSING ELEMENT PRIOR TO AUTHORIZING ITS SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW: THESE POLICIES ARE:

1. THAT THE COUNCIL ESTABLISH MINIMUM DENSITY REQUIREMENTS.
2. THAT THE COUNCIL ESTABLISH A CITYWIDE POLICY FOR FLEXIBLE, INCLUSIONARY HOUSING REQUIREMENTS WITH INCENTIVES.
3. THAT THE COUNCIL DIRECT THE HOUSING COMMISSION TO TARGET A HIGHER PERCENTAGE OF ITS FUNDS FOR NEW CONSTRUCTION, RENTAL ASSISTANCE AND FIRST TIME HOME BUYER ASSISTANCE IN THE PLANNED URBANIZING AREAS OF THE CITY.
4. THAT COUNCIL ESTABLISH A POLICY THAT EXPRESSES THE CITY'S INTENT TO PROTECT SRO RESOURCES TO THE MAXIMUM EXTENT ALLOWED BY LAW.
5. THAT THE COUNCIL ESTABLISH A POLICY TO REINSTATE THE ORIGINAL COMMITMENT TO THE HOUSING TRUST FUND TO INCREASE LOCAL RESOURCES FOR LEVERAGING THE FINANCING OF AFFORDABLE HOUSING DEVELOPMENT.

6. THAT THE COUNCIL REAFFIRM THE CITY'S POLICY FOR BALANCED COMMUNITIES, THAT INCLUDES PROVIDING MORE AFFORDABLE HOUSING OPPORTUNITIES NEAR THE WORK PLACES THROUGHOUT THE CITY, NOT JUST IN THE URBAN CORE.

These policies are in addition to those already recommended in the draft Housing Element, with which the Planning Commission concurs, including efficient permit processing and construction defect reform. The Planning Commission recommends the above additional measures to implement the City's existing General Plan policies for balanced communities and equitable housing opportunities for all income groups.

7. REAFFIRM THAT THE COUNCIL WILL COMMIT TO LOOKING INTO HOW TO REDUCE PROCESSING TIME AND RECOGNIZE THE NEED TO CONSIDER LOWERING FEES FOR LOW INCOME HOUSING.
8. REAFFIRM THAT THE COUNCIL MAKE A COMMITMENT TO KEEP THE IN-LIEU FEES WITHIN THE COMMUNITY FROM WHICH THEY HAVE COME.

It was also requested that the Chairperson attend the City Council hearing when this issue comes before them.

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

ITEM-10: REGENTS TOWNHOMES - TENTATIVE MAP (TM) PLANNED COMMERCIAL DEVELOPMENT (PCD) PERMIT NO. 99-1231.

Patricia Grabski presented Report to the Planning Commission No. P-00-102.

Testimony in favor by Gary Taylor and George Lopelin.

Testimony in opposition by Mary Ann Stewart.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE TM/PCD NO. 99-1231 WITH CONDITIONS, AND CERTIFY MITIGATED NEGATIVE DECLARATION No. 99-1231. Second by Anderson. Passed by a 7-0 vote.

ITEM-11: DE CONCINI RESIDENCE - COASTAL DEVELOPMENT PERMIT CDP/SENSITIVE COASTAL RESOURCE SCR PERMIT NO. 99-0946.

Patricia Grabski presented Report to the Planning Commission No. P-00-083.

Testimony in favor by Leland Hope.

Testimony in opposition by Robert Joyce.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE CDP/SCR NO. 99-0946 AND CERTIFY NEGATIVE DECLARATION 99-0946. Second by Skorepa. Passed by a 7-0 vote.

ITEM-12: NORTH EMBARCADERO VISIONARY PLAN: MEIR AND PROPOSED PLAN AND ORDINANCE AMENDMENTS.

Alexandra Elias of CCDC presented letter to the Planning Commission dated May 25, 2000.

No one present to speak in favor.

Testimony in opposition by Peter Flournox.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY REVIEW AND CONSIDER THE NORTH EMBARCADERO VISIONARY PLAN MASTER ENVIRONMENTAL IMPACT REPORT AND RECOMMEND APPROVAL OF THE PROPOSED PLAN AND ORDINANCE AMENDMENTS BY THE REDEVELOPMENT AGENCY AND CITY COUNCIL. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-13: LA PACIFICIA RV PARK, CONDITIONAL USE PERMIT NO. 99-1265 AMENDING CUP NO. 382-PC.

Derrick Johnson presented Report to the Planning Commission No. P-00-103.

Testimony in favor by Dave Holt and Deborah McKinney.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO JUNE 29, 2000 TO ALLOW THE APPLICANT AND STAFF TIME TO RESOLVE THE ISSUES AND ATTEMPT TO REDESIGN THE SIGN TO BE MORE COMPATIBLE WITH THE GOALS SET FORTH IN COMMUNITY PLAN. Second by Butler. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:15 p.m.