

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 1, 2002
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:02 a.m. Chairperson Anderson adjourned the meeting at 5:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Barry Schultz-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-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.**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 7 Windansea Luxury Condos, No. 9 San Dieguito Reservoir Rehabilitation and Flume Replacement, and Item No. 11 Meadows Del Mar were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported that the Strategic Framework Plan meeting will be held in the Concourse Copper Room on August 15, 2002 at 9:00 a.m. All documents pertaining to this meeting can be obtained on the City's website.

Marcela Escobar-Eck reported on the Council's actions taken on Development Services projects recently heard.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Steele advised that he attended the Council hearing at SDSU for which the Library program was discussed; he commended the Council for their effort on this program. He felt it appropriate to send a letter of commendation to the Council.

Chairperson Anderson thanked staff for their response to Commissioner Chase's inquiry of "cottage" development ordinance.

ITEM-6: **PACIFIC HIGHLANDS RANCH UNITS 5-11 PROJECT NO. 1409.**

Mike Westlake presented Report to the Planning Commission No. P-02-107 and read revisions into the record to the tentative map.

Testimony in favor by Randi Coppersmith and Karen La Valley.

Testimony in opposition by Gary Drean and Jeff Skeen.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH AN ADDITIONAL CONDITION THAT THE APPLICANT ADDRESS THE PEDESTRIAN ACCESS ON UNIT NO. 11 TO A WESTERLY DIRECTION THROUGH BOTH SITE PLANNING AND PEDESTRIAN AMENITY TO DIRECT PEDESTRIAN TRAFFIC TO THE WEST AS WELL AS IT IS TO THE EAST. Second by Lettieri. Passed by a 7-0 vote

ITEM-7: **WINDANSEA LUXURY CONDOS – PROJECT NO. 1473 FOR EASEMENT ABANDONMENT, PUBLIC RIGHT OF WAY PERMIT NO. 7281, TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT NO. 7283.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. P-02-129. Second by Steele. Passed by a 7-0 vote.

ITEM-8: **EAST PENASQUITOS SEWER LINE IMPROVEMENTS AND RESTORATION – PROJECT NO. 1462.**

Tim Daly presented Report to the Planning Commission No. P-02-127.

Testimony in favor by Rebecca Harrington, Kyle Ince, Mary Pampuch, and Rick Smith.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS. Second by Brown. Motion withdrawn.

MOTION BY STEELE TO CONTINUE TO ALLOW STAFF AND THE APPLICANT TIME TO WORK ON ALTERNATIVE MATERIALS AND BRING BACK TO THE PLANNING COMMISSION. Second by Brown. Motion withdrawn.

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION WITH THE EXCEPTION OF THE PROPOSED CONCRETE ROAD WAY AND RECOMMEND THAT THE ROADWAY BE CONSTRUCTED WITH A NATURALIZED MATERIAL THAT WILL WITHSTAND THE MAINTENANCE USE ANTICIPATED, EXCEPT FOR AREAS ON STEEP SLOPES WHERE CONCRETE CANNOT BE AVOIDED IN WHICH CASE THE CONCRETE WOULD BE TEXTURED, COLORED AND MINIMIZED IN SIZE AND THE CONCRETE WOULD BE KEPT OUT OF THE STREAM BED. Second by Brown. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Garcia recusing.

ITEM-9: **SAN DIEGUITO RESERVOIR REHABILITATION AND FLUME REPLACEMENT – PROJECT NO. 2884.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-128. Second by Steele. Passed by a 7-0 vote.

ITEM-10: **SHAW PROPERTY PROJECT NO. 1821.**

Robert Korch presented Report to the Planning Commission No. P-02-105.

Testimony in favor by Dan Ream.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-105. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-11: **MEADOWS DEL MAR – PROJECT NO. P-02-126, TENTATIVE MAP, EASEMENT ABANDONMENT AND AN AMENDMENT TO CONDITIONAL USER PERMIT NO. 89-1296.**

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. P-02-126. Second by Steele. Passed by a 7-0 vote.

ITEM-12: **INCLUSIONARY HOUSING ORDINANCE**

Susan Tinsky of the Housing Commission gave a power point presentation of the Housing Commission's report dated July 31, 2002.

Testimony in favor by Richard Lawrence, Tom Scott, Murtaza Baxamusa, Norma Damashack, and David Harris.

Testimony in opposition by Jim Varnadore.

Public testimony was closed.

COMMISSION ACTION:

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

IN-LIEU FEES SHOULD APPLY ONLY TO PROJECTS BELOW A CERTAIN SIZE AND THOSE TO BE DETERMINED BY THE CITY COUNCIL;

A 15% INCLUSIONARY REQUIREMENT APPLY TO THE PROVISION OF HOUSING OFF-SITE, WHERE IT IS 10% ON-SITE;

FUTURE UPDATE OF THE HOUSING ELEMENT SHOULD INCLUDE TARGETS FOR THE INCREASE IN THE SUPPLY OF ALL HOUSING, AND MORE POLICIES ON HOW TO ACHIEVE THOSE GOALS BE EXPANDED;

THE PERIODIC REVIEW BE BROUGHT BACK TO THE PLANNING COMMISSION TO BE REVIEWED IN A PUBLIC HEARING;

THE STATED PREFERENCE THAT IN-LIEU FEES BE SPENT IN THE COMMUNITY PLAN AREA AND IF SPENT OUTSIDE, THERE WILL BE A FINDING THAT IT IS CONSISTENT WITH THE GENERAL PLAN'S BALANCED COMMUNITY POLICIES.

ENCOURAGE THE CITY COUNCIL TO CONTINUE TO STREAMLINE THE PERMIT APPROVAL PROCESS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING.

Second by Steele. Passed by a ⁶⁻⁰~~7-0~~ vote. *with Commissioner Garcia not present.* *Reversed 9/12/02*
AP

ITEM-13: WORKSHOP – OCEAN BEACH PRECISE PLAN UPDATE.

Testimony in favor by Jere Batten, Lynne Vanderpot, Priscilla McCoy, Frank Gormlie, Curt Lutz, Kim McGinley, Mindy Pellissier, Mary Clare McPhail, Andra Loo, Seana McGimley, and Garrie Trusell.

No one present to speak in opposition.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Anderson at 5:40 p.m.