

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
AUGUST 15, 2002  
SAN DIEGO COMMUNITY CONCOURSE - COPPER ROOM  
TERRACE LEVEL  
9:00 A.M.**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:02 a.m. Chairperson Anderson adjourned the meeting at 8:57 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: DIRECTOR'S REPORT.**  
None.

**ITEM-3: COMMISSION COMMENT.**  
None.

**ITEM-4: STRATEGIC FRAMEWORK ELEMENT PROGRAM.**

Coleen Clementson presented Report to Planning Commission No. P-0-113.

Testimony in favor by Steve Estrada, Noel Nudeck, Reginald Sledge, Tina Zenzola, Gary Papers, Nick DeLorenzo, Mike Stepner, Nico Calavita, Bob McGill, Tom Larwin, Karen Heumann, Michael Conroy, Guy Preuss, Janet Anderson, Geoffrey Smith, Vera Moldt, Donald Cohen, Andy Hamilton and Paul Kavanaugh.

Testimony in opposition by Johnnie McFarland, Randy Berkman, Bill Ferguson, Gary Stachwick, Marilyn Reed, Sherry Kelly, Betty Torre, Mark Kearns, Dave Potter, Chris Rink, Marlene Shaw, Francis Knapp, Bob Lewis, Robert Gilleskie, Kathleen Blavatt, Jim Peugh, Cindy Moore, Dorothy Jensen, Jim Varnadore, Pat Burkes, Virginia Silverman, Tom Mullaney, Everett Delano, Ann Harvey, Alice Tana, Mignon Scherer, Reynaldo Pisano, and Patti Colburn,

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND ADOPT THE JUNE, 2002 STRATEGIC FRAMEWORK ELEMENTS INCLUDING CONTENTS OF THE ERRATA SHEET DATED JULY 18, 2002 (ATTACHMENT 1- SECTION III AND ATTACHMENT 5); ADOPT THE JUNE, 2002 ACTON PLAN INCLUDING CONTENTS OF THE ERRATA SHEET DATED JULY 18, 2002 (ATTACHMENT 1- SECTION IV AND ATTACHMENT 6); RECOMMEND APPLICATION OF THE TOD DESIGN

GUIDELINES (ATTACHMENT 1 - SECTION VIII) TO POTENTIAL VILLAGE SITES AS IDENTIFIED ON THE STRATEGIC FRAMEWORK ELEMENT CITY OF VILLAGES MAP (ATTACHMENT 1 - SECTION IV); RECOMMEND ESTABLISHMENT OF THE PILOT VILLAGE PROGRAM (ATTACHMENT 1 - SECTION VII); AND REMOVAL OF ALLIED GARDENS FROM THE STRATEGIC FRAMEWORK MAP ALONG WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

OPEN SPACE: INCORPORATE THE STAFF'S ERRATA RECOMMENDATIONS THAT FURTHER DEFINE AND DESCRIBE OPEN SPACE MORE COMPREHENSIVELY AND INCLUSIVELY.

ADD TO THE FIVE YEAR ACTION PLAN AN ACTION TO MONITOR COMMUNITY OPEN SPACE PARK AND RECREATION INVENTORY AND PARK LAND BY COMMUNITY PLAN AREA.

*RW. 9/12/02  
ff*

STANDARDS: ESTABLISH <sup>PERFORMANCE</sup> SERVICE STANDARDS FOR INFRASTRUCTURE AND PUBLIC FACILITIES FOR FLEXIBLE IMPLEMENTATION.

ACTION PLAN: ADD LANGUAGE TO PROTECT AND ENHANCE EXISTING REGIONAL PARKS THROUGH PLANNING DESIGN AND AN ACQUISITION PROGRAM.

PROVIDE A MORE SPECIFIC QUALITATIVE DEFINITION OF A VILLAGE, AND HOW IT IS INTEGRATED WITH THE COMMUNITY, AND PROVIDE ILLUSTRATIVE PLANS.

TOD GUIDELINES: EXPAND DISCUSSION ABOUT TODS AND THEIR RELATIONSHIP TO THE MAP.

FINANCING: STRENGTHEN THE DISCUSSION OF POSSIBLE WAYS FOR FINANCING THE VILLAGES THEMSELVES, IN ADDITION TO THE DISCUSSION OF FINANCING THE EXISTING PUBLIC FACILITY GAP.

COMMUNITY FACILITY FINANCING PLANS AND PHASING PLANS SHOULD BE LINKED TO THE CIP.

LOOK AT BONDING AND REVENUE SOURCES CONCURRENTLY WITH THE OTHER RECOMMENDATIONS OF THE FINANCE COMMITTEE.

REVIEW OF IMPACT FEES AND A POLICY TO ENSURE THAT THEY REMAIN CURRENT, AND REFINE THE NEXUS RATIONALE FOR THE IMPACT FEES.

ADD AS A GOAL TO MAINTAIN FISCAL CAPACITY PER CAPITA IN REAL TERMS.

AFFIRM THAT THE PUBLIC FACILITIES MUST BE DEVELOPED CONCURRENTLY WITH NEED THROUGHOUT THE CITY WITH EMPHASIS IN THE COMMUNITY AND PLANNING AREAS.

A STANDARD BE APPLIED THAT VILLAGES MUST IMPROVE FACILITY DEFICIT.

ACTION THAT THE CITY REVIEW AND REFORM THE COMMUNITY PLAN AMENDMENT PROCESS.

INCLUDE AN INCENTIVE CRITERIA FOR UNIVERSAL DESIGN AS PART OF THE PILOT VILLAGE APPLICATIONS.

REGIONAL SMART GROWTH EFFORTS: INCORPORATE<sup>IN</sup> THE LAND USE ELEMENTS AS FOLLOWS: ✓

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1. SERVE AS A BRIDGE BETWEEN COMMUNITY PLAN LAND USE DESIGNATIONS AND POLICIES.
2. IDENTIFY LAND USES OF CITY WIDE SIGNIFICANCE THAT IMPLEMENT CITY WIDE GOALS AND OBJECTIVES.
3. ESTABLISH POLICIES AND STANDARDS TO PROTECT CITY WIDE RESOURCES.
4. DEPICT THE CITY WIDE RELATIONSHIP BETWEEN LAND USE AND TRANSPORTATION SYSTEMS.
5. IDENTIFY IMPLEMENTATION PROGRAMS, INCLUDING PUBLIC FACILITY FINANCING PROGRAMS THAT ARE CITY WIDE IN SCOPE.
6. IDENTIFY REGIONAL POLICIES IN CONCERT WITH ADJACENT CITIES AND THE COUNTY TO CREATE REGIONAL SOLUTIONS TO LAND USE DISTRIBUTION AND PROTECTION OF UNIQUE RESOURCES AND RURAL AREAS.

7. PROVIDE POLICIES AND IMPLEMENTATION PROGRAMS THAT ARE CONSISTENT AND SUPPORT THE OTHER ELEMENTS OF THE GENERAL PLAN.
8. FOCUS ON OPPORTUNITIES FOR UNIVERSAL ACCESS INCLUDING THOSE FOR CHILDREN AND SENIORS.

AS COMMUNITY PLANS ARE UPDATED, ALLOW THE COMMUNITY TO CHOOSE TO BUILD A VILLAGE BY REALLOCATING EXISTING COMMUNITY PLAN GROWTH ALLOCATIONS.

STATE AS A POLICY THAT ZONING WILL BE UPDATED TO ENSURE THAT ZONING IMPLEMENTS THE LAND USE DESIGNATIONS AND OTHER POLICIES OF THE COMMUNITY PLAN.

A COMPREHENSIVE ENVIRONMENTAL ANALYSIS BE PREPARED FOR EACH COMMUNITY PLAN UPDATE.

CONFIRM THAT IF A PROPOSED PROJECT IS INCONSISTENT WITH THE COMMUNITY PLAN THE PROJECT HAS TO BE PROCESSED BY LEVEL 3 OR HIGHER.

RW 9/17/02  
PP

ADD TO THE INDICATORS: <sup>L</sup>READING ECONOMIC INDICATORS FOR MONITORING COMMUNITY ECONOMIC PERFORMANCE AND TO ESTABLISH PRIORITIES FOR PUBLIC INVESTMENT.

ADD TO THE ACTION PLAN: THAT THE VARIOUS GENERAL PLAN ELEMENTS ARE UPDATED AND WILL BE RECONCILED WITH THE STRATEGIC FRAMEWORK ELEMENT.

Second by Garcia. Passed by a 7-0 vote. The Planning Commission also encourages the City Council to stay firm on the implementation of this plan.

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND ADOPT THE FINDINGS OF THE CITIZEN COMMITTEE AS A FOUNDATION FOR A PUBLIC FACILITIES AND INFRASTRUCTURE FINANCING STRATEGY (ATTACHMENT 1 - SECTION VI) WITH THE CONDITION THAT THE CITY PURSUE REGIONAL FUNDING FOR MSCP FINANCING AND TRANSIT-FIRST FINANCING. Second by Garcia. The Planning Commission feels that this financing is vital to the success and future well-being to the City of San Diego and should be acted upon strongly and as soon as possible. Passed by a 7-0 vote.

W. 9/12/02 ✓  
ff

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THE APPROVE STAFF'S RECOMMENDATIONS FOR AND CERTIFY THE STRATEGIC FRAMEWORK FINAL EIR (LDR NO. 40-1027/SCH NO. 200206) (ATTACHMENT 1 - SECTION V) WITH THE FOLLOWING MODIFICATIONS: DRAFT CANDIDATE FINDINGS, PAGE 9, "REMOVE THE WORD ATTACHED AND DETACHED AND REPLACE WITH "...ALL RESULTANT RESIDENTIAL UNITS WILL BE REVIEWED FOR NOISE IMPACTS". PAGE 13, UNDER SOLID WASTE DISPOSAL, CORRECT THE TYPO FROM CYCLING TO RECYCLING AND ADD, "TO RETAIN AND EXPAND THE RECYCLING PROGRAM"; UNDER PARK SECTION ON PAGE 15, ADD THE ACQUISITION OF PARK LAND AS BEING IDENTIFIED IN THE EIR THAT NEEDS TO BE PART OF THE MITIGATION MEASURES. PAGE 19, UNDER 'L' CORRECT SPELLING OF PALEONTOLOGICAL RESOURCES AND CONSOLIDATE THE TWO SECTIONS INTO ONE; REFINE LANGUAGE DESCRIBING TRAFFIC CONGESTION TO READ, "MILES OF FREEWAYS WITH DEMAND EXCEEDING CAPACITY...". Second by Schultz. Passed by a 6-1 vote with Commissioner Chase voting nay.

The Planning Commission meeting was adjourned by Chairperson Anderson at 8:57 p.m.