

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING AND
THE JOINT MEETING WITH THE HOUSING COMMISSION OF
OCTOBER 18, 2001
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. Vice-Chairperson Lettieri adjourned the meeting at 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-not present
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Rick Duvernay, 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.**
Bernie Turgeon requested that Item No. 10, Initiation of a Community Plan Amendment, Carmel Valley Neighborhood 8 be continued to November 1, 2001. The applicant agreed that staff could request a continuance in order to facilitate completion of today's docket.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
None.

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported that new Council district boundaries have become finalized; the City is in the process of updating the GIS system to reflect these new Council boundaries. When a map has been completed, it will be provided to the Commissioners.

Coleen Clementson gave an update on the Strategic Framework Element. The environmental impact analysis is being completed, and an update was provided to LU&H as well; it was agreed that staff should proceed further in the process.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Butler advised that she had attended the Urban Land Institute's Conference in Boston in early October and thought it was very worthwhile.

Commissioner Stryker requested information on energy conservation techniques which was discussed at the last Rules Committee. It was also requested that the Commission be given a workshop on this matter, and inquired as to the status of this.

Chairperson Anderson advised that he attended an Urban Land Institute conference in Miami in September on placemaking. They had two examples of new town centers that have been built within the last three years that have mixed use residential with retail, and pedestrian orientation.

ITEM-6: **APPROVAL OF MINUTES OF OCTOBER 4, 2001:**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF OCTOBER 4, 2001. Second by Lettieri. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Garcia not present.

ITEM-7: **POINT CARMEL. CARMEL VALLEY COMMUNITY PLAN AMENDMENT/CARMEL VALLEY NEIGHBORHOODS 4A AND 7 PRECISE PLANS AMENDMENTS/TENTATIVE MAP/STREET VACATION/CARMEL VALLEY PLANNED DISTRICT ORDINANCE AMENDMENT AND REZONE/RESOURCE PROTECTION ORDINANCE PERMIT/CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT NO. 99-0606.**

Patricia Grabski presented Report to the Planning Commission NO. P-01-088.

Testimony in favor by Larry Moore and Randi Coopersmith.

Testimony in opposition by Joan Tukey, Jan Fuchs, Caroline Brown, and Ron Moore.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO DECEMBER 20, 2001 AND COME BACK WITH THE FOLLOWING POSSIBLE ALTERNATIVES:

REDUCTION OF LOT SIZE FOR A HIGHER YIELD;

ELIMINATION OF SOME LOTS IN SENSITIVE AREAS;

ACHIEVE CONFORMANCE TO REDUCE THE SIZE OF SOME OF THE SLOPES;

PROVIDE BETTER ACCESS IN AND OUT OF THE PROJECT;

WORK CLOSER WITH THE SCHOOL DISTRICT FOR CONFORMANCE WITH THE MASTER PLAN FOR THIS AREA;

PROVIDE A TECHNICAL ANALYSIS OF CROSS SECTIONS AND OVERLAYS OF THE SENSITIVE SLOPES ON THE PROPOSED DEVELOPMENT FOOTPRINT;

DETERMINE WHO OWNS THE BALDWIN SITE AND DETERMINE IF IT CAN BE INCORPORATED INTO THE PROJECT;

CONFORMANCE OF THE PROJECT TO THE RPO.

EXPLORE ENGINEERING DEVIATIONS ON STREET DESIGN TO REDUCE THE AMOUNT OF GRADING AND ENCROACHMENT.

APPLICANT TO WORK CLOSER WITH THE COMMUNITY FOR AN AGREEMENT ON THESE ALTERNATIVES BEFORE RETURNING TO HEARING.

Second by Butler. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-8: APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE BOB BAKER VEHICLE STORAGE LOT/I-805 CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT NO. 41-0407.

Michele Sokolowski presented Report to the Planning Commission No. P-01-188.

Testimony in favor of appeal, opposed to project by Stefan Khudic, and Nathaniel Cohen.

Testimony in opposition to the appeal, in favor of project by Paul Robinson and Michael Baker.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE FOLLOWING REVISIONS: THAT A REVISED LANDSCAPING PLAN THAT WILL ADEQUATELY SCREEN THE SITE SIMILAR TO WHAT WOULD BE REQUIRED FOR A PARKING LOT BE PROVIDED; TRUCK DELIVERIES BE LIMITED FROM 7PM TO MIDNIGHT; AND THAT THE GRAVEL STOCK PILE BE REMOVED WITHIN 30 DAYS OF APPROVAL OF THIS PERMIT. Second by Stryker. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-9: **INITIATION OF AN AMENDMENT TO THE UPTOWN COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE AN APPROXIMATELY 1.38 ACRE SITE FROM HIGH DENSITY RESIDENTIAL AND OFFICE AND MEDIUM DENSITY RESIDENTIAL USES TO VERY HIGH DENSITY RESIDENTIAL USE - TEMPLE APARTMENTS.**

Trailed to November 1, 2001 for a full Commission.

ITEM-10: **INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN, CARMEL VALLEY NEIGHBORHOOD 8 PRECISE PLAN, LOCAL COASTAL PROGRAM AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A PORTION OF A 12.25 ACRE SITE FROM OPEN SPACE TO NEIGHBORHOOD COMMERCIAL AND LOW MEDIUM DENSITY RESIDENTIAL. CREEKSIDE AT CARMEL CREEK NO. 41-0592.**

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO NOVEMBER 1, 2001 TO FACILITATE COMPLETION OF TODAY'S DOCKET. Second by Brown. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-11: **INITIATION OF AN AMENDMENT TO THE LA JOLLA COMMUNITY PLAN, LA JOLLA/LA JOLLA SHORES LOCAL COASTAL PROGRAM, AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE .11 ACRES FROM GENERAL COMMERCIAL TO MEDIUM DENSITY (14-43 DU/AC) RESIDENTIAL. PROJECT NO. 41- 0660. OYSTER SHELL.**

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION AS REFLECTED IN REPORT TO THE PLANNING COMMISSION NO. P-01-209. Second by Brown. Passed by a 6-0 vote with Commissioner Garcia not present.

Point of Order: Joanne Pearson requested that the Commission reconsider their motion on this initiation as she was not able to be present when it was voted on and that new information from the La Jolla Coastal Development Permit Review Committee's decision was not provided to the Commission.

COMMISSION ACTION:

MOTION BY STRYKER TO RECONSIDER. Second by Schultz. Failed by 2-4 vote with Chairperson Anderson, Vice-Chairperson Lettieri and Commissioners Butler and Brown voting nay, and Commissioner Garcia not present. Motion stands.

ITEM-12: **LA JOLLA MOBIL CAR WASH - COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMIT NO. 41-0161.**

Trailed to November 1, 2001 for a full Commission.

ITEM-13: **HOUSING ELEMENT JOINT HEARING WITH THE HOUSING COMMISSION.**

Myles Pomeroy and Betsy McCullough presented Report to the Planning Commission No. P-01-207.

Testimony in favor by Rev. James Gilbert.

Testimony in opposition by Catherine Rodman, Mel Shapiro and Dan Beeman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY ADOPT THE HOUSING ELEMENT AS AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN WITH THE FOLLOWING REVISIONS AND ADDITIONS: INCLUDE THAT THE CITY SHALL SUPPORT THE SAN DIEGO REGIONAL ENERGY OFFICE'S PROGRAMS TO SUPPORT ENERGY CONSERVATION AND EXPAND DISCUSSION TO INCLUDE THEIR APPLICABLE PROGRAMS; ADD DISCUSSION SPECIFIC TO TITLE 24 (PROGRAMS); UPDATE PAGE 134, VOLUME II TO INCLUDE FIGURES BEYOND THE YEAR 2000 FOR TAX INCREMENTS. Second by Brown. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Garcia not present.

ITEM-14: **BALANCED COMMUNITIES HOUSING PROGRAM JOINT WORKSHOP WITH THE HOUSING COMMISSION.**

Susan Tinsky with the Housing Commission presented Report to the Planning Commission No. P-01-208.

Testimony in favor by Catherine Rodman, Richard Lawrence, Ann Fathy, Ana Baiz Torres, Phillip Brown, Rev. James Gilbert, Nico Calavita, and Quynh Nguyen.

Testimony in opposition by Craig Beam, Russ Haley, Mel Shapiro, Dan Beeman and Fred Tayko.

After consideration of proposed components of a Balanced Communities Housing Program, the Planning Commission recommended to the Land Use and Housing Committee that they include various elements in the program that would result in preparation of an ordinance.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 5:00 p.m.

