

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 24, 2003  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Vice-Chairperson Schultz at 9:07 a.m. Vice-Chairperson Schultz adjourned the meeting at 12:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Anthony Lettieri- not present  
Vice-Chairperson Barry Schultz-present--  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Barry Schultz-present  
Commissioner Mark Steele-present  
Commissioner Gil Ontai-present  
Betsy McCullough, Planning Department-present  
Gail Goldberg, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mike Westlake, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Sabrina Peace, 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:**  
Item No. 6, Riviera Del Sol Self Storage was placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Gail Goldberg acknowledges that the Planning Department has received information from Commissioner Chase regarding Condo Conversions and linkages on newspaper articles. I want to let you know that information has been included in your packet for next week. Gail also announced Keith Greer has been appointed the Planning Departments new Deputy Director. He is overseeing MSCP, Transportation Planning, Facilities Financing, our Fiscal Personnel, and our mapping GIS and MIS.

Coleen Clementson updated the Commissioner; first serious of maps have been completed for the Uptown Community for Existing Conditions. Will meet back with the Uptown Community May 10, 2003 for there feedback; Continuing to review our Pilot Village applications and will be making announcement at the end of May about any short listing of the applications that we are looking at.

ITEM-5: **COMMISSION COMMENT:**  
Commissioner Chase, "Happy Earth Week", reminder that the Earth Fair at Balboa Park is this Sunday from 10am to 5pm, and are still needing people to volunteer.

Commissioner Ontai congratulated Keith Greer.

ITEM-6: **\*RIVIERA DEL SOL SELF STORAGE -PROJECT NO. 2678**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-88. Second by Steele. Passed by a 6-0 vote with Commissioner Lettieri not present.

**ITEM-7: AFFORDABLE/IN-FILL HOUSING EXPEDITE PROGRAM.**

Mike Westlake presented Report to the Planning Commission No. P-03-110

Public testimony closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-110, WITH THE FOLLOWING CHANGES:

1. LETTER "D" ON THE ELIGIBILITY LIST OF COUNCIL POLICY 600-27 SHOULD BE REVISED AS FOLLOWS:
  - ~~URBAN IN-FILL HOUSING DEVELOPMENT PROJECTS OF 10 UNITS OR MORE WITHIN "URBANIZED" AREAS OF THE CITY AS DEFINED IN THE PROGRESS GUIDE AND GENERAL PLAN. THESE IN-FILL DEVELOPMENT PROJECTS ARE ELIGIBLE FOR EXPEDITED PROCESSING UNDER THIS POLICY PROVIDED THAT ALL OF THE DWELLING UNITS ARE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN 150 PERCENT AMI FOR BOTH RENTAL AND FOR-SALE (FIRST OWNERSHIP CYCLE ONLY) UNITS. IN-FILL HOUSING DEVELOPMENT PROJECTS NEED TO PROVIDE A LARGER NUMBER OF AFFORDABLE HOUSING UNITS THAN THEY REPLACE, WHERE APPLICABLE~~
2. FOR THE PROPOSED MUNICIPAL CODE AMENDMENT FOR DEVIATIONS, THE THIRD SUPPLEMENTAL FINDING READS, "THE DEVIATION IS NECESSARY TO MAKE IT ECONOMICALLY FEASIBLE FOR THE APPLICANT TO DEVELOP AN AFFORDABLE/IN-FILL HOUSING PROJECT". THE PLANNING COMMISSION RECOMMENDED THAT IF STAFF DETERMINES THAT AN ECONOMIC ANALYSIS IS NECESSARY TO SUPPORT A DEVIATION, THAT ANALYSIS SHOULD BE SUBMITTED NO LATER THAN THE FIRST REVIEW CYCLE.
3. STAFF SHOULD CREATE DEVELOPMENT REVIEW GUIDELINES FOR AFFORDABLE/IN-FILL HOUSING PROJECTS THAT COMMUNITY PLANNING GROUPS CAN UTILIZE FOR PROJECT REVIEW.
4. STATUS REPORTS REGARDING THE AFFORDABLE/IN-FILL HOUSING EXPEDITE PROGRAM SHOULD BE PROVIDED ON A

REGULAR BASIS TO CPC, THE PLANNING COMMISSION, AND T.A.C..

5. THE DEFINITION OF "MILITARY HOUSING" SHOULD BE EXPANDED, AND THE AFFORDABILITY LEVELS FOR MILITARY HOUSING WITHIN COUNCIL POLICY 600-27 SHOULD BE CONSISTENT WITH THE AFFORDABILITY LEVELS CONTAINED WITHIN THE MILITARY'S OWN POLICY.
6. FOR THE PROPOSED MUNICIPAL CODE AMENDMENT FOR DEVIATIONS, THE FIRST SUPPLEMENTAL FINDINGS READS, "THE PROPOSED DEVELOPMENT WILL MATERIALLY ASSIST IN ACCOMPLISHING THE GOAL OF PROVIDING AFFORDABLE HOUSING OPPORTUNITIES IN ECONOMICALLY BALANCED COMMUNITIES THROUGHOUT THE CITY". STAFF SHOULD ESTABLISH STANDARDS TO BETTER DEFINE THE WORDS "MATERIALLY ASSIST". Second by Chase. Passed by a 6-0 vote with Commissioner Lettieri not present.

**COMMISSION ACTION:**

MOTION MADE BY GARCIA STATING THAT THE PLANNING COMMISSION SUPPORTS AN EXPEDITE PROGRAM FOR SUSTAINABLE BUILDINGS, IT SHOULD HAVE ITS OWN EXPEDITE PROGRAM, OR, IF IT IS TO BE INCLUDED IN THE AFFORDABLE/IN-FILL HOUSING EXPEDITE PROGRAM, A PROJECT WITH SUSTAINABLE BUILDINGS WOULD BE ELIGIBLE FOR EXPEDITED PERMIT PROCESSING ONLY IF THE PROJECT ALSO INCLUDES AN AFFORDABLE HOUSING COMPONENT. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Lettieri not present.

**ITEM-8: INCLUSIONARY HOUSING PROGRAM.**

Susan Tinsky presented Report to the Planning Commission No. P-03-107.

Testimony in favor by Ann Fathy.

Testimony in opposition of the project by Matt Adams

Public testimony closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION TO CITY COUNCIL AS OUTLINED IN REPORT TO PLANNING COMMISSION

NO. P-03-107, ALONG WITH ADDITIONAL RECOMMENDATION AS FOLLOWS:  
REQUEST THAT STAFF CONSIDER WAYS THAT CCDC CAN BE GIVEN MORE FLEXIBILITY IN MEETING THE INCLUSIONARY HOUSING PROGRAM REQUIREMENTS.

CONDO CONVERSIONS BE SUBJECT TO THE ORDINANCE.

LARGE SCALE DEVELOPMENT INCLUDE THERE SHARE OF AFFORDABLE HOUSING ON SITE; WOULD NOT HAVE THE IN-LIEU OPTION. Second by Garcia. Passed by a 6-0 vote with Commissioner Lettieri not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Schultz at 12:00 p.m.