

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 1, 2003
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:06 a.m. Chairperson Lettieri adjourned the meeting at 3:25 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Anthony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-not present
Commissioner Bruce Brown-present
Commissioner Mark Steele-present
Commissioner Gil Ontai-present
Betsy McCullough, Planning Department-present
Bob Manis, Planning Department -present
Mary Wright, 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:

None.

ITEM-4: DIRECTOR'S REPORT:

Coleen Clementson reported on The Affordable Housing Task Force meeting on May 10, 2003, and will be voting on each of the recommendation. A report should be available by the end of May, first of June. Companion Unit Ordinance will be before you May 15. With Regards to the Inclusionary Housings discussion last week, there was a question raised about Density Bonus. With respect to the State Law, we are updating and amending the Density Bonus Ordinance, which should come before you this summer.

Betsy McCullough reported on the Planning Departments on the success of the Community Orientation Workshop (COW), held last night. It is a training program for newly elected community group planning members. We formalize them with the operating procedures of the council policies and advise them on some primary issues that they are going to run into in operations of their meetings. Considering projects and reviewing other issues around the city. We had an attendance of sixty people. Lara and Marlon were participants in our successful COW, along with Mary Wright and Mary Jo Lanzafame. We will be continuing with the training, which is offered several times a year.

Marcela Escobar-Eck informed the Commissioners about the new Ownership Disclosure Statements (that was handed out), will go into effect today. We have been working with the Community Planners Committee on the Substantial Conformance Review process. We expect to go before the Committee next month to receive some recommendation. From then we proceed to LU&H and be in front of Planning Commission in a few months.

ITEM-5: COMMISSION COMMENT:

Commission Lettieri announced possible retreat dates for Commissioners, June 5 or June 19.

Commissioner Chase made an announcement about Earth week. On May 14, 2003, we will have the City's Waste and Reduction Recycling Awards hosted by the City of San Diego Environmental Department.

ITEM-6: **APPROVAL OF THE MINUTES OF APRIL 17, 2003.**

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF APRIL 17, 2003.
Second by Brown. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-7: **COLLEGE ARCO:**

Patrick Hooper presented Report to the Planning Commission No. P-03-086, along with information requested from April 17, 2003 hearing.

Testimony in favor by Harold Weber, Ken Anderson, Arkan Somo.

Speaker slips in favor submitted by Baydaa Somo.

Testimony opposed by Dr. James Lang, Kevin Hawk, Ray DiCiccio, Judy Walsh-Jackson, Patricia Teaze

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE CONDITIONAL USE PERMIT NO. 8467, WITHOUT THE SALE OF ALCOHOLIC BEVERAGES. APPROVE THE SITE DEVELOPMENT PERMIT NO.10839, AND APPROVE THE PHASED PROJECT REDEVELOPMENT PERMIT NO. 10840. Second by Steele. Passed with a 4-2 vote. Commissioners Schultz and Ontai voting nay and Commissioner Garcia not present.

ITEM-8: **PEARL STREET MAP WAIVER:**

Robert Korch presented Report to Planning Commission No. P-03-062, along with additional information requested from the April 3, 2003 hearing.

Testimony in favor of the appeal Fred Harden, Brian Langan (statement read by Fred Harden), Cheryl Bush, Marcus Leiste, and Alexander Gershunov.

Testimony opposed to the appeal Craig Beam, Linda Katzman, and Dan Tomas.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT AS PER STAFF RECOMMENDATION, WITH THE NEW

FINDINGS FROM MEMO DATED MAY 1, 2003; FINDING NO. 9, HAS BEEN MODIFIED TO CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE. PREVIOUS FINDINGS NO.'S 15-17 HAVE BEEN REMOVED AS 'FINDINGS' AND INSERTED A CONDITIONS NO.'S 4-6. ALSO INCLUDES THE REVISED FINDINGS FROM THE HOUSING COMMISSION THAT THERE WAS IN FACT A SECOND LOW INCOME AFFORDABLE HOUSING UNIT THERE. Second by Schultz. Passed by a 5-1 vote. Commissioner Chase voting nay and Commissioner Garcia not present.

ITEM-9: AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA:

Judy Johnson presented report to the Planning Commission No. P-03-114.

Testimony in favor of the appeal by Randy Berman, Jim Peugh, Eric Bowlby, .

Testimony in opposition of the appeal by Kevin Reisch, Tom Pavlovsky, John Boyle, Nathaniel Cohen, Cheryl Johnson, Wendy Loeffler, Bruce Warren, Gregory Rzonca, Gerald Long, Tim Ollmann.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-03-114; CERTIFY MITIGATED NEGATIVE DECLARATION NO.42-0127 AND DENY THE APPEAL AND APPROVE SITE DEVELOPMENT PERMIT NO.4256; AN AMENDMENT SHALL BE PROCESSED FOR ANY PROPOSED LAND USE CHANGES, TO INCLUDE FURTHER TRIP GENERATION ANALYSIS. Second by Brown. Passed by a 4-1 vote. with Commissioner Chase voting nay and Commissioners Steele and Garcia not present.

ITEM-10: INITIATION – COMMUNITY PLAN AMENDMENT – DOVE COURT:

Lara Evans presented report to the Planning Commission No. P-03-102.

Testimony in favor by John Petrie.

Speaker slips in favor submitted by Kylie Fischer, William Haas, and T.Ping Hwang.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE INITIATION; WITH THE RECOMMENDATION OF A MAP ON THE OPEN SPACE IN THIS COMMUNITY; SIDE ELEVATIONS. Second by Schultz. Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioners Steele and Garcia not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:25 p.m.