

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:09 a.m. Chairperson Lettieri adjourned the meeting at 3:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Anthony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia- not present
Commissioner Bruce Brown-present
Commissioner Mark Steele- present
Commissioner Gil Ontai-present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-present
Mike Westlake, Development Services – present
Mary Jo Lanzafame, Deputy City Attorney-present
Sabrina Curtin, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:
None

ITEM-2: REQUESTS FOR CONTINUANCE:
John Stump requested Item #7, Central Police Facility, continued due incomplete file and the failure of staff responding to submitted letters.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
Item No.15, Relocation of the Showley brothers Candy Factory was placed on the consent agenda

ITEM-4: DIRECTOR'S REPORT:
Mary Wright reported for Gail Goldberg and Coleen Clementson on Big Box Development went before LU&H on June 23, 2003. It was continued with the direction for staff to come back; look closely at community impact assessments; draft a public ordinance that considers nontaxable items as threshold criteria; design and architectural guidelines for over 50,000 square feet. Will be return to LU&H in 60days and the report will be distributed to you next week.

ITEM-5: COMMISSION COMMENT:
Commissioner Lettieri stated that the retreat information will be discussed over the lunch hour and is open to the public.
Commissioner Chase stated her vacation photos on now posted on her website, Carolyn Chase.com.

ITEM-6: APPROVAL OF THE MINUTES FOR JUNE 12, 2003:

RW. PH JJ

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COMMISSION ACTION:
MOTION BY BROWN TO APPROVE THE MINUTES WITH ADDITIONS TO ITEM NO. 9 BY COMMISSIONER CHASE; LOOK MORE CLOSELY TO ARTISTIC TREATMENTS, MITIGATE THE VISUAL IMPACTS AND ADDITION TO ITEM NO. 8 BY COMMISSIONER LETTIERI; WORK MORE CLOSELY WITH STAFF WELL BEFORE THE NEXT CIP REPORT IS ISSUED. Second by Schultz. Passed by a 6-0 vote with Commissioner Steele not present.

**ITEM-7: (CONT. from 6/12)
CENTRAL POLICE FACILITY – PTS# 4955:**

Jeannette Temple presented Report to the Planning Commission No. P-03-071.

Testimony in favor by Guy Mock, Russ Connelly, Patrick Ambrosio, Jim Varnador, Michael Sprague, and Patty Valcariello.

Speaker Slips in favor by Robert Sergent and Jessie Sergent.

Testimony in opposition by J.W. Stump, Stephen Lamprides, Margareta Hickman, Eric Bowlby, Bruce Hanson, and Jim Gilbert.

Speaker slip in opposition by Karen Crenshaw and Ken Wishiewski

Public testimony closed.

COMMISSION ACTION:

MOTION BY CHASE TO CONTINUE DUE TO AN INCOMPLETE RECORD. Second by Ontai. Failed by a 2-4 vote with Commissioners Schultz, Brown, Steele and Chairperson Lettieri voting nay and Commissioner Garcia not present. MOTION BY CHASE TO RECOMMEND NON-CERTIFICATION OF MITIGATED NEGATIVE DECLARATION NO. 4955 AND DENIAL OF THE PROJECT WITH RECOMMENDED CONDITIONS;

1. AMEND THE MITIGATED NEGATIVE DECLARATION AS FOLLOWS:

- A. CLARIFY THAT 120 DAYS FOR PLANT ESTABLISHMENT OF THE SNAKE CHOLLA BE IMPLEMENTED CONTINUOUSLY, UNTIL 100% PLANT ESTABLISHMENT IS ACHIEVED.
 - B. REVISE THE PROJECT DESCRIPTION TO INCLUDE THE VEHICLE WASH BAYS AND THE FUELING STATION.
 - C. INDICATE ANY IMPACTS ASSOCIATED WITH THE VEHICLE WASH BAYS AND THE FUELING STATION AND MODIFY CHECK LIST ACCORDINGLY.
 - D. INCLUDE A MORE DETAILED DESCRIPTION OF THE ERRONEOUS PARK DEDICATION.
 - E. INCLUDE DESCRIPTION OF THE COMMUNITY MEETING ROOM.
2. ROTATE THE VEHICLE MAINTENANCE BUILDING SO THAT THE CORNER OF THE BUILDING WITH THE ADMINISTRATION OFFICES IS LOCATED AT THE SOUTH WESTERN PORTION OF THE SITE.
 3. INCREASE THE VEGETATED BUFFER AREA FROM 10 FEET TO 20 FEET, BETWEEN THE VEHICLE MAINTENANCE FACILITY FENCE LINE AND THE TOP OF THE EASTERN SIDE OF THE AUBURN CHANNEL.
 4. PURSUE HISTORICAL DESIGNATION OF THE BUILDING UPON COMPLETION OF THE PROJECT. *PISTOL RANGE*
 5. PROVIDE ADDITIONAL LANDSCAPING ALONG THE FENCE LINE FOR IMPROVED SCREENING OF THE VEHICLES THAT ARE IN NEED OF REPAIR, AS PART OF THE PROPOSED PROJECT.
 6. PROVIDE A CONSERVATION EASEMENT OVER THE 6 ACRES OF LAND, LOCATED ON SITE, TO BE RE-DESIGNATED AS OPEN SPACE.

*RW 9/11
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7. ITEM NO. 2 OF SIERRA CLUB MEMO FOR JULY 24, 2003 HEARING – STUDIES SHOULD BE CONDUCTED DURING CONSTRUCTION TO UNDERSTAND HOW TO MAINTAIN THE FUNCTIONALITY OF THE COYOTE’S ACCESS TO THE SITE OPEN SPACE.
8. ITEM NO. 4 OF SIERRA CLUB MEMO FOR JULY 24, 2003 HEARING – PROVIDE NATIVE, DROUGHT TOLERANT PLANTS FOR LANDSCAPING OF THE SITE AND FOR THE SWALES.
9. ITEM NO. 7 OF SIERRA CLUB MEMO FOR JULY 24, 2003 HEARING – INCREASED FILTRATION SHOULD BE REQUIRED, ABOVE THE MINIMUM REQUIREMENTS OF THE STANDARD URBAN STORM WATER MUNICIPAL PERMIT.
10. THE CONSTRUCTION OF A COMMUNITY MEETING ROOM ON SITE.
11. PROVIDE PERMEABLE PAVING AND LANDSCAPING BREAKS IN THE PARKING LOTS AND IMPLEMENT LEED’S FOR THE ENTIRE STRUCTURES.
12. AMEND THE SITE DEVELOPMENT RESOLUTION AS FOLLOWS:
 - A. FINDING NO. 6 – AMEND DOCUMENT TO INDICATE SENSITIVE SPECIES WERE FOUND ON SITE.
 - B. THE PROJECT APPROVAL BE CONTINGENT UPON THE PURCHASE OF THE 7 ACRES OF PARKLAND LOCATED AT 4750 HOME AVENUE.
 - C. PROVIDE A SCHEDULE FOR DEVELOPMENT OF THE 7 ACRES OF PARKLAND LOCATED AT 4750 HOME AVENUE.
 - D. INVOLVE MEMBERS OF THE COMMUNITY AND ENVIRONMENTAL GROUPS DURING PROJECT DESIGN AND CONSTRUCTION.

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

ITEM-8: ALABAMA STREET CONDOS TENTATIVE MAP:

Patrick Hooper presented Planning Commission Report P-03-195.

Speaker slips in favor by Alan Ream

No one to speak in opposition

Public testimony was closed

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT, WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A

WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-9: FELTON STREET TENTATIVE MAP-PTS# 6227:

Jeannette Temple presented report to the Planning Commission P-03-197.

Speaker slips in favor Robert Szolonmayor, and Gregory Knox.

No testimony in opposition.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT, WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 10: GRIM TENTATIVE MAP PTS# 5885:

Michelle Sokolowski presented a report to Planning Commission P-03-202

Speaker slips in favor by Donita Thompson, and Herm Bateman.

No testimony in opposition.

Public testimony was closed

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-11: ARIZONA PARK TENTATIVE MAP PTS# 6282:

Dan Stricker presented report to the Planning Commission .

Speaker slip in favor by Herm Bateman

No testimony in opposition.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT, WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 12: VILLA TERRACE TENTATIVE MAP PTS# 4391:

Michelle Sokolowski presented a report to Planning Commission.

Speaker slips in favor by Herm Bateman, Lawrence Carr, and Dave Farmer

No testimony in opposition.

Public testimony closed

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT, WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 13: ESTRELLA AVENUE TENTATIVE MAP PTS# 6118:

Dan Stricker presented report to Planning Commission No. P-03-176.

Speaker slips in favor by Herm Bateman, Jeff Marshall, and John Kennedy.

No testimony in opposition.

Public testimony closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING COMMISSION , WITH THE FOLLOWING ADDITIONAL LANGUAGE; CONDITION TO THE PERMIT, WERE TO BE AN ASSESSMENT FOR THIS TYPE OF WORK THAT THEY WOULD WAIVE THERE ABILITY TO CHALLENGE THAT ASSESSMENT, WHEN A WAIVER HAS BEEN PROVIDED. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 14: MISSION TRAILS DESIGN DISTRICT REZONE:

Lesley Henegar presented report to Planning Commission No. P-03-181.

Testimony in favor by Maura Tillotson, David Geiser

Testimony in opposition by Paula Forbis, Marilyn Reed, and Stephen Goldfarb

Public testimony closed

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-03 181. Second by Brown. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 15: RELOCATION OF THE SHOWLEY BROTHERS CANDY FACTORY:

Pam Hamilton, Centre City Development Corporation, presented a report to Planning Commission.

No public testimony was given

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION; SDP # 2003-02. Second by Steele. Passed by a 6-0 vote with Commissioner Garcia not present

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:55 p.m.