

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 30, 2003
IN COUNCIL COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 4:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-not present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-present
Gary Halbert, Development Services Department-present
Marcela Escobar-Eck, Development Services-not 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:**
Jim Varnadore and Theresa Quiroz both spoke to the previously heard project, Elichondos Bazaar and expressed their concerns that additional public comment was not allowed at the continued meeting, and that they were displeased with the Commission's actions taken.
- ITEM-2: **REQUESTS FOR CONTINUANCE:**
Charles Krehler requested that Item No. 9, St. Augustine's Master Plan be continued due to a noticing error, and the need for additional time for the Commissioners to read the material distributed at this hearing. It was determined, after some discussion, to hear this project at this hearing.
- ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No. 11, Casa de Las Campanas Project Number 5949 was placed on the consent agenda.
- ITEM-4: **DIRECTOR'S REPORT:**
Coleen Clementson thanked the Commissioners for the time spent with the LU&H Committee for the joint workshop; their input was greatly appreciated. The Pilot Village application proposals were due this week. The Planning Department will have a display in the lobby of the City Administration Building in January that will show all the Pilot Village Proposals for all to view.
- ITEM-5: **COMMISSION COMMENT:**
None.
- ITEM-6: **ALBERTSON RESIDENCE APPEAL OF COASTAL DEVELOPMENT PERMIT – PROJECT NUMBER 2321.**

Diane Murbach presented Report to the Planning Commission No. P-03-305.

Testimony in favor of the appeal by Cynthia Conger, Maggie Valentine, Mignon Scherer, Jarvis Ross, Karen Tong-Bregman, and Robert Bregman.

Testimony in opposition to the appeal by Rebecca Michael, Ken Albertson, Ned Chambers, and Ed Lazar.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO CONTINUE TO DECEMBER 4, 2003 FOR THE APPLICANT AND COMMUNITY TO MEET TO RESOLVE THE ISSUE OF THE HEIGHT OF THE BUILDING, WITH A SPECIFIC EFFORT TO REDUCE THE HEIGHT BY A MAXIMUM OF 2 FEET; TO MAKE THE FINDINGS ON BUILDING SCALE AND ARCHITECTURAL DETAILING TO SEE HOW THIS PLAN RELATES TO THE COMMUNITY PLAN, AND A COMPARISON OF HOW THE SURROUNDING NEIGHBORHOOD COMPARES TO IT AS WELL. Second by Chase. Failed by a 3-3 vote with Chairperson Lettieri and Commissioners Steele and Brown voting nay and Vice-Chairperson Schultz not present.

MOTION BY BROWN TO APPROVE THE APPEAL AND DENY THE PROJECT DUE TO THE BULK AND SCALE ISSUES CALLED OUT IN THE COMMUNITY PLAN. Second by Chase. Motion withdraw.

MOTION BY BROWN TO CONTINUE TO DECEMBER 4, 2003 TO SPECIFICALLY LOOK AT THE BULK AND SCALE OF THE BUILDING AND HOW THAT RELATES TO THE HEIGHT - RECOGNIZING THAT IT IS WITHIN THE HEIGHT LIMIT. STAFF WAS REQUESTED TO LOOK AT PAGES 110, 112 AND 114 OF THE COMMUNITY PLAN TO MAKE SURE THAT THE FINDINGS CAN BE MADE THAT RELATE TO A REVISED BUILDING THAT WOULD CONFORM TO THIS PLAN. Second by Chase. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-7: WALGREENS 32ND STREET – PROJECT NUMBER 5500.

Patrick Hooper presented Report to the Planning Commission No. P-03-316.

Testimony in favor by Mark Zimmerman, Jay Turner, John Stewart McGaughy, Don Starr and Karsten Gjemre.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Staff was requested to add a statement to the Community Plan that any further development on this site must be mixed use including residential. Second by Garcia. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz not present.

ITEM-8: KENSINGTON/ADAMS LOFTS- PROJECT NO. 5487.

Patrick Hooper presented Report to the Planning Commission No. P-03-314.

Speaker slips submitted in favor by David Howleins and Michael Kummer.

Testimony in opposition by Arthur Spencer.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS. Second by Brown. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-9: SAINT AUGUSTINE MASTER PLAN – PROJECT NUMBER 4869.

Patrick Hooper presented Report to the Planning Commission No. P-03-315.

Testimony in favor by Mike McDade, Fr. John Keller, Tony Cutry, David McAllister, Frank Ortason, James Lamb, Mary Valdes, Cathy Perry, Sharon Barta, and John Stewart McGaughy.

Testimony in opposition by Charles Krehler.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Staff was requested to include a condition in the permit to not allow construction on Sundays. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Vice-Chairperson Schultz not present.

ITEM-10: DRAFT COUNCIL POLICY 600-41: RESIDENTIAL/INDUSTRIAL COLLOCATON AND CONVERSION CRITERIA

Jean Cameron, and Coleen Clementon presented Report to the Planning Commission No. P-03-333.

Testimony in favor by Erik Bruvold, Christopher Sickels, Lynne Heidel, Richard Lawrence, Rich Miller, Michael Johnson, Lynne Baker, Mike Stepner, Kari Desgalier, Kevin Carroll and Dave Nielsen.

Testimony in opposition by John Byrd.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

THE ONE-THIRD MAXIMUM AND THE FAR DISCUSSION SHOULD BE GUIDELINES AND NOT FIRM STANDARDS. THEY WOULD BE REVIEWED WITHIN AN ENTIRE INDUSTRIAL AREA NOT ON A PROJECT-BY-PROJECT BASIS.

RESIDENTIAL MAY BE COLLOCATED WITHIN INDUSTRIAL WHEN:

- a. THE ISSUE OF INFRASTRUCTURE CAPACITY IS ADDRESSED;
- b. THERE IS A CRITICAL MASS FOR RETAIL AND COMMUNITY SERVICES.
- c. PEDESTRIAN DESIGN AND CONNECTIVITY ARE INCORPORATED INTO THE NEIBHBORHOOD;
- d. THE ENVIRONMENTAL CHALLENGES PRESENTED BY INTRODUCING RESIDENTIAL DEVELOPMENT WITHIN INDUSTRIAL DEALING WITH THE ISSUE OF CHEMICALS AND EXPLOSIVES – BIOHAZARDS;

THE COMMISSION RECOMMENDS THAT A BIO-SAFETY COMMITTEE BE FORMED POTENTIALLY THROUGH THE ECONOMIC PROSPERITY ELEMENT TO DISCUSS RESIDENTIAL BIOTECH COLLOCATION;

THE COMMISSION SUPPORTS THE REQUIREMENT THAT THERE BE MINIMUM RESIDENTIAL DENSITIES;

AT THE PROJECT LEVEL, PROJECTS NEED TO RELATE TO THE CREATION OF A LOGICAL NEIGHBORHOOD;

THE COMMISSION RECOMMENDS THAT THE TERM "INDUSTRY CLUSTERS" BE ELIMINATED;

IN EVALUATION CRITERIA 4, "PROMOTES" SHOULD BE CHANGED TO "IMPROVES";

TRANSIT IS AN IMPORTANT CONSIDERATION AND SHOULD BE AVAILABLE CONCURRENT WITH DEVELOPMENT OF A PROJECT. THE COMMISSION RECOMMENDS IF TRANSIT IS NOT CURRENTLY AVAILABLE AND IS SIMPLY PLANNED FOR AN AREA, THAT A FUNDING MECHANISM BE PROPOSED THAT WOULD IMPLEMENT TRANSIT TO SERVE THE PROJECT.

THE PROPOSAL SHOULD RESULT IN A NO-NET LOSS OF THE AMOUNT OF DEVELOPMENT FOR INDUSTRIAL USES WITHIN THE CAPTURE AREA AS A THRESHOLD CRITERIA.

THE COMMISSION SUPPORTS AFFORDABLE HOUSING IN EXCESS OF THE 10% INCLUSIONARY HOUSING REQUIREMENT.

Second by Brown. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

ITEM-11: CASA DE LAS CAMPANAS – PROJECT NO. 5949.

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE COMMISSION NO. P-03-332. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 4:45 p.m.