

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 13, 2003  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Lettieri at 9:03 a.m. Chairperson Lettieri adjourned the meeting at 3:50 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-present  
Vice-Chairperson Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present  
Commissioner Mark Steele-present (in at 2:30 p.m.)  
Betsy McCullough, Planning Department-not present  
Mary Wright, Planning Department-not present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-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:**  
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 advised that the pilot village incentive program will be before the City Council on November 17. On November 18, the President of APA will be officially presenting the award for planning excellence from the California APA to the Mayor and City Council for the Strategic Framework Element and Action Plan. All the Commissioners were invited to attend.

The Conservation Element Forum will be held on December 10; topic of that forum is "What On Earth are We doing", how our land use decisions affect water supply. Commissioner Lettieri requested that the agenda be emailed to the Commission on this forum.

Keith Greer provided an update on the impacts on the MSCP area as a result of the recent wildfires, along with the status of the current fire damage and assessment, coordination of efforts by the City, County and Federal Government, and next steps.

Bob Manis provided a clarification and status of the updated La Jolla Community Plan amendments.

Marcela Escobar-Eck advised that Peter Lynch of the Development Services Department was honored by Centre City Development Corporation with the Director's Award. Mr. Lynch works primarily with building permits, particularly in the downtown area.

ITEM-5: **COMMISSION COMMENT:**

Commissioner Garcia advised that she has been invited to speak at the California Water Conference being held in Los Angeles on November 20<sup>th</sup>. Commissioner Garcia will be on a panel representing land use decisions based on the water supply and use issues.

Commissioner Chase advised that San Diego Earthworks got additional requests for the Greenbuilt Tour guides for sustainable building practices. These guides were sent to the Scripps Ranch fire center. Commissioner Chase provided contacts to obtain information on these building practices for fire prevention.

ITEM-6: **APPROVAL OF THE MINUTES OF OCTOBER 16, 2003 AND OCTOBER 30, 2003.**

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE MINUTES OF OCTOBER 16, 2003. Second by Brown. Passed by a 6-0 vote with Commissioner Steele not present.

MOTION BY CHASE TO APPROVE THE MINUTES OF OCTOBER 30, 2003. Second by Brown. Passed by a 5-0 vote with Vice-Chairperson Schultz recusing and Commissioner Steele not present.

ITEM-7: **YMCA – LA JOLLA – PROJECT NUMBER 4859.**

Glenn Gargas presented Report to the Planning Commission No. P-03-314.

Testimony in favor of the appeal by Susan Goulian, Dara Stern, Susan Moore, A.P. Winter, William Eigner, Penelope Bourk, Alix Mayhew, Mary Coakley, and Dorie Gayner.

Testimony in opposition to the appeal by Chris Eddy, Mary Anne Pintar, Larry Sillman, Richard Wagner, Joseph McNally, Joyce Tullis, Rosemary Brown, Nicholas Alexander, Elizabeth Warner, Sonja Gietz, Patrick Kearney, Kerri Corn, Gail Forbes, Rob Sauvajot, Gail Lau Kee, Branda Baker, and Kristi Gorney.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITION OF A TRAFFIC MANAGEMENT PLAN, ACCEPTABLE TO THE CITY ENGINEER, THAT WOULD INCLUDE TRAFFIC AND PARKING MANAGEMENT FOR ADJACENT USES SUCH AS THE SCHOOL, CHURCH AND ANY OTHER OFF-SITE USE THAT THE YMCA CAN USE OR IS USING NOW (TO ALSO INCLUDE TORREY PINES CHRISTIAN CHURCH) WITH THE SPECIFIC GOAL TO REDUCE THE IMPACT TO THE COMMUNITY FOR

INDIVIDUAL CARS AND BUSES COMING TO THE SITE. EMPHASIS SHOULD BE PLACED ON NOT HOLDING EXTRAORDINARY ACTIVITIES AT THE SAME TIME THAT THE OTHER FACILITIES ARE.

HOURS OF OPERATION SHOULD BE CONSISTENT WITH THE LEASE;

STAFF TO LOOK AT THE EXISTING CONDITIONS AND RECOMMENDATIONS FROM THE LA JOLLA SHORES ASSOCIATION TO CREATE A MANAGEMENT PLAN THAT INCORPORATES THOSE ITEMS SO THEY ARE NOT SEPARATED OUT IN ANOTHER DOCUMENT;

DEFINE IN THAT MANAGMENT PLAN THE TERM "SPECIAL EVENTS". IN THIS REGARD, REVISE CONDITION NO. 47 AS FOLLOWS: STRIKE THE SECOND SENTENCE AND ADD THE FOLLOWING: SPECIAL EVENTS INCLUDE TOURNAMENTS, FESTIVALS OR OTHER SIMILAR SOCIAL OR SPORTING EVENTS THAT ARE NOT PART OF THE STANDARD OPERATIONS. Second by Brown. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Steele not present.

Staff was requested for future YMCA projects or any proposal for Park & Recreation that a Park & Recreation representative be present, a recommendation from the Park & Recreation Board be submitted and a report reflecting what the active and passive facilities are in that community.

**ITEM-8: SOUTHGATE CONDOMINIUM CONVERSION PROJECT NO. 10995.**

Will Zounes presented Report to the Planning Commission No. P-03-340 and read a revision into the record to delete findings inadvertently included in the resolution. Findings 3 through 5, 7 and 8, and the first sentence of finding 6 have been deleted.

Testimony in favor by Chris Morrow, Ralph Bwy, and Jan Johnston.

Testimony in opposition by Dr. Valeria Shields, Richard Helwig, Arlen Shire, Roney Bono, and Julie Gelfat.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATIONS AND APPROVE THE PLANNED DEVELOPMENT PERMIT AND THE TENTATIVE PARCEL MAP AND ENCOURAGE THE OWNER TO WORK WITH THE TENANTS TO HELP THEM WITH THEIR RELOCATION OR HOMEOWNERSHIP. Second by Chase. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-9: **SCRIPPS RANCH NO. 2 – PROJECT NO. 3335.**

Cathy Middlested presented Report to the Planning Commission No. P-03-327.

No one present to speak in favor or opposition.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 5-0 vote with Commissioners Schultz and Garcia not present.

ITEM-10: **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN TO REDESIGNATE APPROXIMATELY 3 ACRES FROM GENERAL COMMERCIAL TO MEDIUM HIGH DENSITY RESIDENTIAL (15-30 DU/AC). PROJECT NO. 14899.**

Brian Schoenfisch presented Report to the Planning Commission No. P-03-328.

No one present to speak in favor or opposition.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE THE INITIATION. Second by Chase. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Garcia not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:50 p.m.