

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 11, 2003
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:00 a.m. Chairperson Lettieri adjourned the meeting at 12:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-not present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-present
Bob Manis, Planning Department-not 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:**
Item No.10, Mission Village Project was not noticed and therefore will be noticed for a future Planning Commission hearing.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.

ITEM-4: **DIRECTOR'S REPORT:**

Coleen Clementson reported on the result of the forum on the Conservation Element entitled, "What On Earth Are We Doing". January 29, 2004 has been reserved for the Pilot Village proposals before the Commission with a tentative City Council date of February 10, 2004 to bring the Commission's recommendation forward.

Marcela Escobar-Eck reported on the brush management and building code changes.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF NOVEMBER 20, 2003.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 20, 2003. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioner Garcia recusing and Commissioner Chase not present.

ITEM-7: CARMEL VALLEY TRUNK SEWER PROJECT NO. 6147.

Farah Mazhari presented Report to the Planning Commission No. P-03-306.

Testimony in favor by John Ponder, Frisco White and Ann Harvey.

Testimony in opposition by Marvin Gerst.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITIONAL LANGUAGE THAT WAS READ INTO THE RECORD REGARDING THE AGREEMENT OF THE EASEMENTS; ALONG WITH TWO ADDITIONAL RECOMMENDATIONS: THAT THE COUNCIL LOOK AT A MEANS IN WHICH TO PRIORITIZE THE TRAIL IMPLEMENTATION IN THE NEXT FBA REVIEW TO ACCELERATE FUNDING; THAT A JOINT PROGRAM IS DEVELOPED BETWEEN THE VARIOUS DEPARTMENTS THAT PUTS THE ENVIRONMENTAL REVIEW, THE EASEMENT AGREEMENTS, THE PARK MAINTENANCE AND THE OTHER TRAIL ISSUES INTO A FAST-TRACK PROGRAM. Second by Brown. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioner Steele recusing and Commissioner Chase not present.

ITEM-8: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN TO REDESIGNATE 2.85 ACRES FROM INSTITUTIONAL/HOSPITAL TO A NEW MULTI-FAMILY RESIDENTIAL DESIGNATION THAT WOULD ALLOW UP TO 125 DU/AC. PROJECT NO. 18132.

Brian Schoenfisch presented Report to Planning Commission No. P-03-329.

Testimony in favor by Mary Kelly, Connie Zuniga, Louise Torio and Steve Veach.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Steele.
Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-9: MISSION AT DIAMOND – PROJECT NO. 5410.

Glenn Gargas presented Report to the Planning Commission No. P-03-372 and read an additional condition into the record to be added to the draft Coastal Development Permit and Planned Development Permit, and clarified Conditions 8, 10, 28 and 35 as well.

Testimony in favor by Paul Ross, Roger Willis, Scott Whitley, Dan Perkins, Ron Fletcher, Bruce Howard, Richard Alvord, and Terry Sheldon.

Testimony in opposition by Mark Mitchell, Paul Delmore and Catherine Strohleln.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO JANUARY 15, 2004 TO ALLOW THE APPLICANT TIME TO WORK WITH THE COMMUNITY PLANNING GROUP AND CONSIDER RELOCATING A PORTION OF THE COMMERCIAL SPACE. Second by Steele. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-10: MISSION VILLAGE PROJECT NUMBER 6547.

This project was not noticed and therefore will be noticed for a future Planning Commission hearing.

ITEM-11: REVISION TO CONDOMINIUM CONVERSION REGULATIONS.

Bill Levin presented Report to the Planning Commission No. P-03-369.

Testimony in opposition by Rob Presley, Cathryn Low, Chris Christensen, Jeff Warner, Rebecca Ayyad, Nicole Bussey, Helen Hollis, Ron Fletcher, and Steve Rodick.

No one present to speak in favor.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE MANAGER'S RECOMMENDATIONS WITH ADDITIONAL CONSIDERATIONS: OTHER FINANCING METHODS ARE OFFERED TO ENCOURAGE OWNERSHIP OPPORTUNITIES; THE INCLUSIONARY HOUSING REQUIREMENTS BE IMPLEMENTED ON-SITE RATHER THAN OFF-SITE; THAT AN ANNUAL MONITORING PROGRAM BE INSTITUTED TO LOOK AT THE SUCCESS AND FAILURE OF THE PROGRAM. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Schultz and Commissioner Chase not present. .

The Planning Commission meeting was adjourned by Chairperson Lettieri at 12:55 p.m.

