

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 21, 2010
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:05 a.m. Chairperson Naslund adjourned the meeting at 10:29 am.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present
Vice-Chairperson Tim Golba - absent
Commissioner Robert Griswold – present
Commissioner Gil Ontai -present
Commissioner Dennis Otsuji - present
Commissioner Mary Lydon - present
Commissioner Mike Smiley – present

Staff

Andrea Dixon, City Attorney – present
Christine Rothman, Planning Department - present
Mike Westlake, Development Services Department – present
Don Weston, Development Services Department - present
Brenda Clark, Recorder - present

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ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

NONE

ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:

NONE

ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

NONE

ITEM - 4: DIRECTOR'S REPORT:

Bill Anderson reported on they are about one third of the way through their charrettes series for the community plan updates. Since September through October and until the first week in November they are doing intensive charrettes for four community plans. Each charrette is a three day charrette process. It's a rather intense time for staff right now.

This Saturday we will hold a charrette for the Uptown community plan update focusing on historic resources, identification of conservation areas by the community and presentation of the design concepts that will be the framework of the plan update.

Last Saturday we finished the charrette process for North Park and last night had the second charrette for Golden Hill and completed San Ysidro's charrette process last week...

The Grantville master plan, a land use alternative for sub-area A for the project area, was selected by the stakeholders committee to be analyzed in the CEQA document. This isn't necessarily the preferred scenario. It's the scenario to be analyzed under CEQA. Based on the analysis we will make refinements or select the scenario and have our recommendations as part of that process. We will begin preparing the community plan amendment zoning program facilities financing plan for the land use alternatives. An amendment to the environmental consulting contract is underway to address additional hydrology issues and greenhouse gas and traffic analysis and is targeted to go before council for approval by late November/December for the contract extension.

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The draft San Diego River Park Master Plan is out for public review. We have been meeting with stakeholder groups and the affected community planning area groups to present the draft for them to comment upon...and get back to us over the next couple of months. Based on the comments, we will finalize the draft which will be the draft for the CEQA analysis. Then we will begin the CEQA process and hopefully go to hearing sometime in the summer or early fall of next year.

I understand some of you raised an issue a couple of weeks ago regarding the noise ordinance during the discussion on a downtown eating and drinking establishment. An issue came up regarding whether the City's existing noise ordinance is outdated and needs updating to reflect vertical mixed use development. Our staff spoke with Bob Vacchi, Director of City's Code Compliance Division. He indicated he is at the very beginning stages of a comprehensive update of the noise ordinance to address a number of these issues including many that have been experienced downtown and the issue of vertical mixed use development. They don't have a schedule yet for completing the update, but it's a positive step in starting that process.

We also presented the annual progress report on the general plan implementation to LU&H last week and received some direction regarding beginning the process...

ITEM - 5: **COMMISSION COMMENT:**

Commissioner Smiley asked Mr. Anderson about the Grantville plan and the one scenario was going to be further analyzed for CEQA even though it is not the preferred one. And what's the reasoning for doing that?

Commissioner Otsuji asked Mr. Anderson if they will be hearing the draft San Diego River Master Plan and Community Plan and Zoning Amendment on the 18th.

Commissioner Naslund reported he spoke to the City Attorney about the idea of having a training session for the Commission on the roles, responsibilities, procedures, etc. We are going to try and schedule that for a future date.

City Attorney, Andrea Dixon, reported they would be happy to do that for the Commissioners.

ITEM - 6: **APPROVAL OF MINUTES FROM SEPTEMBER 2, 2010 AND SEPTEMBER 23, 2010.**

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COMMISSIONER GRISWOLD MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 2, 2010. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Griswold voting yea and with Commissioner Golba absent.

COMMISSIONER GRISWOLD MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 23, 2010. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon Otsuji and Griswold voting yea and with Commissioner Golba absent.

ITEM – 7: **INITIATION OF AMENDMENT TO THE BALBOA PARK MASTER PLAN AND CENTRAL MESA PRECISE PLAN**
City Council District: 3 Plan Area: Balboa Park

Staff: Charles Daniels

Speaker slips in favor of the project submitted by John Wilson, David Lang.

Speaker slips in opposition to the project submitted by Jaye MaCaskill, Jay Shumaker, Greg Finley, Howard Blackson.

COMMISSION ACTION:

COMMISSIONER GRISWOLD MADE THE MOTION THE PLANNING COMMISSION FINDS THE SUPPLEMENTAL CRITERIA IDENTIFIED IN THE GENERAL PLAN'S LAND USE AND COMMUNITY PLANNING ELEMENT HAVE BEEN MET AND APPROVE THE INITIATION OF THE AMENDMENTS TO THE BALBOA PARK MASTER PLAN AND THE CENTRAL MESA PRECISE PLAN. ALSO TO INCLUDE THESE ADDITIONAL ISSUES IN THE STUDY: LOOK AT ALL THE ALTERNATIVES, CONSIDER THE VIEW OF CALIFORNIA TOWERS AND AESTHETICS. LOOK TO GO UNDERGROUND, FUTURE PHASING AND TRY TO INCLUDE TRANSIT AS A FUTURE ALTERNATIVE. Commissioner Smiley seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Griswold voting yea and with Commissioner Golba absent.