

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 16, 2009
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Naslund called the meeting to order at 9:01 a.m. Vice-Chairperson Golba adjourned the meeting at 10:07 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Eric Naslund - present (left at 9:47 am)
Vice-Chairperson Tim Golba- present
Commissioner Robert Griswold – absent
Commissioner Mary Lydon – present
Commissioner Gil Ontai – present
Commissioner Dennis Otsuji - present
Commissioner Mike Smiley – present

Staff

Andrea Dixon, Deputy 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ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN: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 the City Council approved the General Plan/Action Plan last week unanimously so that sets really forth our program to implementing the General Plan over the next decade, identifying ongoing program initiatives, short term, mid term and long term initiatives...

Barrio Logan, City Staff and the multi-disciplinary consulting team has been conducting additional technical and economical analysis since June on the preliminary land use alternatives in order to provide the Barrio Logan stakeholders committee with information to consider before we finalize alternatives for the CEQA analysis and EIR.

These scenarios, which are based on the community input from the January charret process as well as the February and May stakeholder meetings, were developed to analyze automobile and truck impacts and the potential air quality impacts that occur from the number of cars and trucks generated by the potential land use changes. That's one of the major issues in Barrio Logan.

Furthermore these land use alternatives are currently being evaluated from a market and financial feasibility perspective in order to bring back information to the stakeholders committee for evaluation and consideration. We want to make sure that our plans have some reasonable chance of being implemented from a market and real estate finance perspective as well analyzing the economic impacts associated with the scenarios applied by changing land uses between industrial, commercial and residential.

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At the next stakeholders meeting, which is schedule for August 12th, staff will present the truck traffic evaluation that provides detailed evaluation for current truck traffic in Barrio Logan and suggested alternative routes for truck travel and improvements along those routes. This information will supplement and complement the work being done for developing a mobility plan for Barrio Logan updates.

On June 25th the San Diego Historical Resources Board held a workshop on the Barrio Logan plan update preliminary draft historical resources survey. As a follow up to the workshop, City staff will be conducting interviews with interested members of the community in order to incorporate the oral interviews in the report...

Uptown/North Park/Golden Hills: The notice to proceed was issued to begin the urban design work for the Golden Hills community plan update. The urban design contracts for Uptown/North Park were approved by City Council earlier this month. We are currently waiting for the resolutions to be signed and the notices to proceed to be issued so the consultants can begin the work on the design side. The facilitator has been retained and the engineering firm has been selected and we are in negotiations with them. We are finalizing the stakeholders categories in each of the plan areas...by the end of August or early September so we can begin the formal public workshop component this fall...

Commissioner Lydon requested a calendar of upcoming events as it relates to the Community Plan Updates. (It is available on the website)

ITEM - 5:

COMMISSION COMMENT:

Commissioner Naslund commented on the new website called Smarter Cities (which is put together by the National Resource Defense Council). It analyses cities across the United States, and San Diego ranked number 11th on the large cities (which is a pretty high standing)... They are analyzing any number of things including green building practices, environmental standards participation, green space, recycling, transportation, water quality, air quality, energy production, and standard of living. San Diego, to its credit, ranked very strongly in the following categories: green building, environmental standards and participation, (which largely has to do with the governments role in its own buildings), green space, recycling, transportation and water quality conservation. Where we came up short was in air quality, energy production and conservation and standard of living... The website is very interesting. The website is: Smartercities.nrdc.org and they also do smaller and medium sized cities...

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Also I want to draw attention to SanDiegoArchitecture.org website for the San Diego Architecture Foundation. They have a new upcoming publication that will be available for download on San Diego's Modern Masters, which is an analysis of architects and designers who would fall into what commonly now is referred to as mid century modernism of the modern movement in architecture...I think you would have to pay to have it downloaded. It's not available yet and I haven't seen it. I intend to get it and I would encourage others to do the same.

Speaking of mid-century modernist, I want to draw attention to the recent passing of the Homer Delawie, FAIA who amongst other things, sat is this chair at one point in his career...

At the end of last month I had the opportunity to attend two events. One was a training for Planning Committee chairs and vice-chairs. That same day at lunch I went to have lunch with the Urban Design and Resource Group in Planning and I wanted to pass on to the Commission a couple of things I heard from both those groups... There were two things that I thought were really important to pass on and kind of remind ourselves about as we do our business. One is, speaking from the Urban Design staff side, one of the comments I got was an urge for us to remember the design as a planning issue and it affects quality of life and it often becomes a lesson for better future projects. I know often times we do make an effort to comment on the quality of design but I would broaden that discussion to include the whole site, the whole neighborhood, the whole setting in terms of the design situation. They were commenting to me that one of the comments that one of us had made at one point about looking at a project a year or so back was that someone had commented that parking should be a design space. It is a place and it could be done much better if it were done right. I think that people who are on staff on the urban design side could have been powered to kind of think about that and could give that information to applicants as they are coming forward. I think we could get better outcomes as they get to us. I would encourage us to advocate...design as it does relate as a planning issue. The second thing coming from the Planning Group Chairs who were there for training, we got into an interesting discussion about how one deals with the presentation of information to us and what is influential to us in terms of when we are doing our considerations of a variety of issues. One of the things that they and several of the people who regularly watch this broadcast in the evenings...what they are urging us to do (and I think we routinely do, but we don't do this quite often enough) is articulate what our thinking is as we are describing why we voted for something, why we advocating for a particular thing. I think it is helpful to larger planning community, and to staff who are directing projects as they are coming forward, and applicants as they are looking to come forward with projects to understand the thinking of the Commissioners in terms of what's

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important, what matters when we are concerning things, what were the factors that influenced our decisions. So if we could work harder at trying to be articulate about those things as we are making our motions as we are advocating for a particular position, I think it would be helpful to those who listen and care about the deliberations here. So I would urge us to continue to do that. I know that I needed to be reminded of that. So I thank them for doing that.

Commissioner Golba announced that it was brought to his attention that Chairperson Naslund is doing a great job as chairperson of the Planning Commission...Commissioner Golba also commented on the rankings of the solar panels that was in the Union Tribune. It is important historically to note that a number of years ago, maybe 7 years ago, when the City started the sustainable expedite program, the City skyrocketed to a number one ranking at that time...

ITEM – 6: APPROVAL OF MINUTES FROM MAY 14, 2009; MAY 21, 2009; AND MAY 28, 2009.

COMMISSIONER ONTAI MADE THE MOTION TO APPROVE THE MINUTES OF MAY 14, 2009. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

COMMISSIONER ONTAI MADE THE MOTION TO APPROVE THE MINUTES OF MAY 21, 2009. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

COMMISSIONER ONTAI MADE THE MOTION TO APPROVE THE MINUTES OF MAY 28, 2009. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold absent.

ITEM – 7: *LA JOLLA CANYON – PROJECT NO. 154476

City Council District: 1 Plan Area: University

Staff: Jeffrey A. Peterson

Speaker slips in favor of project by Rory Linehan, Stuart Posnock, Julia Leppert, and John Leppert,

No speaker slips in opposition to project.

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COMMISSION ACTION

COMMISSIONER LYDON MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 154476 AND ADOPT THE MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) AND APPROVE VESTING TENTATIVE MAP NO. 548028 AND SITE DEVELOPMENT PERMIT NO. 548029. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea with Commissioner Griswold absent.

Resolution No. – 4528-PC

BREAK AT 9:47 AM TO 9:58 AM

VICE CHAIRPERSON COMMISSIONER GOLBA CONDUCTED THE PLANNING COMMISSION AFTER THE BREAK DUE TO CHAIRPERSON NASLUND HAVING TO RECUSE FROM ITEM #8.

ITEM – 8: ***VERIZON – NIMITZ – PROJECT NO. – 165542**

City Council District: 2

Plan Area: Peninsula

Staff: Alex Hempton

Speaker slips in favor of project by Shelly Kilbourn.

No speaker slips in opposition to project.

COMMISSION ACTION

COMMISSIONER OTSUJI MADE THE MOTION TO CERTIFY NEGATIVE DECLARATION NO. 165542, APPROVE CONDITIONAL USE PERMIT NO. 661262, APPROVE PLANNED DEVELOPMENT PERMIT NO. 661263. Commissioner Smiley seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Ontai, Smiley, Lydon and Otsuji voting yea with Commissioner Griswold absent and Commission Naslund recusing.

Resolution No. – 4529-PC