

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 26, 2004
IN CITY COUNCIL CHAMBERS- 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 11:45 a.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
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Gary Halbert, Development Services-present
Marcela Escobar-Eck, Development Services-not present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

TEM-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 reminded the Commission of the Forum scheduled for March 25 entitled, "From Strip Centers to Villages". This will be held in Balboa Park at 6:00 p.m.

A memo providing information on condo conversions and regulations; inquiries regarding "at risk" units, demolitions and tax credit program; related information in the Consolidated Plan and Annual Housing Element status report will be provided to the Commission this week.

The Large Retail Development ordinance will be before the Commission on March 4, 2004 and a report will be provided. On Tuesday, February 24, CPC voted 18-1 against the ordinance. Staff was requested to include industry norms and local building examples for further clarity.

Gary Halbert discussed the new 'Planning Commission Report' format. Commissioner Steele expressed concern regarding substantial conformance and that these categories should be addressed in this original report. It was decided to include these in either the discussion of the project or project related issues. Staff to determine and advise.

Bob Manis advised of the results of the Coastal Commission hearing held on February 19; a new La Jolla Community Plan has been approved.

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

ITEM-6: **APPROVAL OF THE MINUTES OF FEBRUARY 12, 2004:**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF FEBRUARY 12, 2004. Second by Garcia. Passed by a 7-0 vote.

ITEM-7: **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE UNIVERSITY COMMUNITY PLAN. PROJECT NO. 42-1948.**

Dan Joyce presented Report to the Planning Commission No. PC-04-001.

Testimony in favor by Michael LaBarre.

Testimony in opposition by Kevin Wirsing.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE THE INITIATION. Staff was directed to provide the Commission with a prioritized list of community plans currently being worked on, when they were last updated and how many amendments are approved and pending on each plan to address this issue. Second by Ontai. Passed by a 5-1 vote with Commissioner Chase noting nay and Vice-Chairperson Schultz recusing.

ITEM-8: **HERITAGE PLACE – PROJECT NO. 5431.**

Glenn Gargas presented Report to the Planning Commission No. PC-04-047.

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS. Second by Ontai. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-9: **WORKSHOP – CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) IMPLEMENTATION.**

Chris Zirkle, Cathy Cibit, Eileen Lower and Paul Godwin presented Report to the Planning Commission No. PC-04-015.

No one present to speak to this matter.

Workshop was held.

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The Planning Commission meeting was adjourned by Chairperson Lettieri at 12:45 p.m.