

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 13, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:04 a.m. Chairperson Lettieri adjourned the meeting at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-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:**
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Items No. 6 and 10 were placed on the consent agenda.

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

Coleen Clementson reported that a sustainable design workshop was conducted recently and was well attended. This workshop was held at the Ridge Haven building and the Mayor's office was able to secure funding to bring Vancouver consultants to San Diego for this forum. A follow up three day charrette will be scheduled sometime in June on sustainable design concepts and how they can be incorporated into the Pilot Village projects. The next forum with respect to the Recreational Element is entitled San Diego's Great Balancing Act, Exploring Creative Recreational Choices for the Future; this will be held on June 17 at Balboa Park.

Bob Manis clarified a statement he made at the last Planning Commission hearing regarding Community Plan Amendment initiations; in particular one in the Clairemont area. Also, Mr. Manis reported on actions taken by the Council for the Hawley Residence and that the environmental document on this residence is being appealed to the City Council.

Marcela Escobar-Eck reported on Council's actions at their recent hearing. Marcela also reported that Development Services has been able to provide the Planning Department with a consultant to speed up the process for getting Community Plans and Planning Commission Reports on line.

Scott Donaghe advised of Council's action on the Transit Overlay Zone matter.

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

ITEM-6: **PARKER PLACE TENTATIVE MAP – PROJECT NO. 26085**

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-080. Second by Steele. Passed by a 6-0 vote with Chairperson Lettieri recusing.

ITEM-7: **CANYON SEWER CLEANING PROGRAM AND LONG TERM SEWER MAINTENANCE PROGRAM – PROJECT NO. 6020.**

Tim Daly presented Report to the Planning Commission No. PC-04-071, and read additional language describing the Substantial Conformance Review Checklist to be included in Section 6, "Implementation of Site Specific Analysis" into the record.

Testimony in opposition by Victoria Touchstone, Steve Huemmer, Katherine Eaton, Tashia Elgin, Eric Bowlby and Jim Peugh.

Testimony in favor by Larry Wassenman, Ann Sasaki and Marco Gallegos.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO JULY 15, 2004 FOR THE FOLLOWING CONSIDERATIONS AND FEED BACK:

SUBSTANTIAL CONFORMANCE REVIEW OCCUR AT THE PROCESS 2 LEVEL.

RESTORATION GUIDELINES SHOULD BE DEVELOPED THROUGH THE OPEN SPACE CANYON ADVISORY COMMITTEE.

MITIGATION SHOULD BE PRIORITIZED ON-SITE, THEN IN OTHER PLACES IN THE CANYON, THEN THE WATER SHED, AND THEN THE MSCP AREA IF IT IS OUTSIDE.

INITIATION TRIGGERS AND PHASING AND TIMING FOR MITIGATION.

IMPACT OF SHRUBS AND TREES.

REPORT ON WHERE THE CITY IS WITH ACCESS PLANNING.

IS ANY MONITORING IN PLACE TO MEASURE CURRENT TECHNOLOGY AND IF IT IS NOT WORKING WILL IT BE HELD IN PERPETUITY.

REQUIREMENT FOR ON-SITE ECOLOGIST AND RESTORATION BIOLOGIST MONITORING.

LONG TERM MAINTENANCE AND MANAGEMENT PROGRAM.

DETAILED REVEGETATION PROGRAM AND DEFINITION.

HAVE "FRIENDS OF CANYONS" INVOLVED IN HANDS-ON REVEGETATION.

DEFINE "REASONABLE USE AND A SENSE OF PUBLIC FACILITIES".

PROVIDE EXAMPLES OF "ENCROACHMENTS INTO STEEP SLOPES THAT MAY BE REQUIRED".

PROVIDE A LIST OF ACCEPTABLE OR UNACCEPTABLE HERBICIDES AND THE STANDARDS FOR THEIR USE.

OFF SITE MITIGATION - WHERE DOES THE CITY HAVE NATURAL RESOURCES MANAGEMENT PLANS AND HOW MANY ARE THEY.

WHY IS THE CITY USING THE SAN FRANCISCO REGIONAL WATER QUALITY BOARD AND NOT THE SAN DIEGO BOARD.

EXPLANATION OF VISUAL QUALITY OF SURFACES ON STEEP SLOPES AND CROSSINGS. FOR EXAMPLE COLORED AND/OR TEXTURED.

WHO AND HOW IS THE CHOICE MADE BETWEEN WHETHER ASPHALT OR CONCRETE IS USED. CHANGE THE WORD "ENVISIONED" TO SHALL OR WILL IN REFERENCE TO USE OF THESE PATHS.

COASTAL DEVELOPMENT/SITE DEVELOPMENT PERMITS REFER TO HEIGHTS OF BUILDINGS - ARE BUILDINGS BEING BUILT OR ONLY ACCESS PATHS.

DEFINE WHAT ARE THE APPLICANT'S REASONABLE INVESTMENT-BACKED EXPECTATIONS MENTIONED IN THE ESL FINDINGS.

METRO WASTE WATER IS A FEE BASED OPERATION. HOW CAN A SEWER SYSTEM HAVE ANY IMPACT TO THE CITY BUDGET AS RESIDENTS ARE PAYING SEWER FEES.

STEEP SLOPES – NATURAL OR MANUFACTURED FROM EXISTING GRADE TO PROPOSED GRADE OF MORE THAN 5 FEET BY EXCAVATION OR FILL. THIS SHOULD REQUIRE A HIGHER PROCESS. SHOW EXAMPLES OF WHY THIS IS JUSTIFIED.

RESPOND TO THE SIERRA CLUB’S LETTER DATED MAY 13, 2004 NOT ALREADY MENTIONED HERE.

EXPLAIN BENIGN ACCESS PLANTING, AND PROVIDE PROTOTYPES OF WHAT APPROPRIATE RESTORATION OR RE-VEGETATION WOULD OCCUR.

HOW CAN EACH COMMUNITY PARTICIPATE IN THIS PROCESS.

STAFF ADVISED THAT THIS PROBLEM EMERGED DUE TO A LACK OF APPROPRIATE PAST MAINTENANCE. HOW WILL THIS PROGRAM NOT SUFFER FROM THAT AS WELL.

Second by Schultz. Passed by a 7-0 vote.

ITEM-8: EVANGELICAL FORMOSAN CHURCH – PROJECT NO. 4845.

Derrick Johnson presented Report to the Planning Commission No. P-04-082 and read an additional condition into the record regarding the time for ringing of the church bells.

Speaker slips submitted in favor but did not speak by Dan Hom, Randy Robbins, Michael Tan, Chin Chia Chen, William Yen, Janet Wei, Michael Chiang, Ta Kung Chen, Raymond Hsu, Jeff Parshalle.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF’S RECOMMENDATIONS.

Second by Ontai. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Otsuji recusing.

ITEM-9: PACIFIC SELF-STORAGE – PROJECT NO. 5891.

P.J. Fitzgerald presented Report to the Planning Commission No. P-04-084.

Testimony in favor by Dan Fessori.

No one present to speak in opposition to this item.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITIONAL CONDITION TO ADD NON-CONTIGUOUS SIDEWALKS ON SPORTS ARENA BOULEVARD IF APPROPRIATE. Second by Ontai. Passed by a 5-0 vote with Commissioners Steele and Garcia recusing.

ITEM-10: 29TH STREET CONDOMINIUM TENTATIVE MAP - PROJECT NO. 20425.

COMMISSION ACTION:

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-086. Second by Garcia. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

ITEM-11: WORKSHOP – LARGE RETAIL ESTABLISHMENTS.

Jean Cameron, Maureen Gardiner, Chris Zirkle and Russ Gibbon presented to the Planning Commission.

Testimony in favor by Nick DeLorenzo, Scott Kessler, and Art Castanares.

Testimony in opposition by John Ziebarth, Nate Provo and Lew Wolfsheimer.

Workshop was held and discussion focused on Land Use Issues, Traffic Issues, Environmental Issues and Fiscal and Economic Issues.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE THE EXISTING LAND DEVELOPMENT CODE REGULATIONS AND ADDITIONAL DESIGN REGULATIONS TO MAY 20, 2004. Second by Steele. Passed by 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 3:40 p.m.