

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 15, 2004  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> 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 10:54 a.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:**  
Barbara Winton discussed the City's redevelopment agency, tax increments and the distribution of these taxes.

**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 advised of the following: Gail Goldberg is out of town attending a ULI meeting in Washington, D.C. The City has been awarded a Planning Implementation award from the California APA for the Pilot Village Program; SANDAG Regional Comprehensive Plan will be going to the Board on July 23, 2004.

Marcela Escobar-Eck discussed the information provided to the Commissioners on Implementation Status Report - Inclusionary Housing Ordinance. Ms. Eck also advised that the environmental appeals ordinance was introduced by the City Council last Tuesday and a copy of the final report will be provided to the Commissioners next week; at next week's LU&H meeting, DSD will be taking forward a proposal for the adoption of the City's zoning map layer which will also come before the Commission as soon as possible.

The Landscape Self-Certification program is now in effect for ministerial projects; landscape architects will be able to self-certify the plans and avoid internal plan check process.

**ITEM-5: COMMISSION COMMENT:**  
Chairperson Lettieri congratulated staff on the Pilot Village recognition by APA.

Commissioner Otsuji acknowledged and congratulated Commissioner Garcia for being elected a fellow in the American Society of Landscape Architects.

Commissioner Garcia advised that the City and SEDC recently held a joint workshop. Material distributed at this workshop was requested by Chairperson Lettieri. Staff was requested to schedule a joint workshop with SEDC and the Planning Commission in the near future.

Commissioner Chase reported that some of the ownership statements that have been provided recently are incomplete and staff was requested to be sure to provide accurate information in the future. In particular the ownership statement for the Rock Academy appeal scheduled for July 22, 2004 needs to be provided before the hearing.

Commissioners Schultz and Garcia requested that staff schedule a workshop or a hearing on the status report provided on Inclusionary Housing Ordinance for additional information and answers so that the Commission can provide specific input to the Council and/or LU&H.

**ITEM-6: APPROVAL OF THE MINUTES OF JUNE 24, 2004 AND JULY 1, 2004.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE MINUTES OF JUNE 24, 2004 WITH A MINOR REVISION TO THE ACTION TAKEN ON ITEM NO. 10, CREEKSIDE TRAILS POINT #2. THIS SHOULD READ: INCLUDE A ONE YEAR MONITORING OF THE PARKING PLAN TO BE PROVIDED BY THE APPLICANT WITH CONDITIONS IF THE APPLICANT IS NOT REACHING THE EXPECTED VEHICLES TO BE PARKED ON-SITE. Second by Schultz. Passed by a 5-0 vote with Chairperson Lettieri and Commissioner Chase recusing.

MOTION BY GARCIA TO APPROVE THE MINUTES OF JULY 1, 2004. Second by Schultz. Passed by a 6-0 vote with Commissioner Chase recusing.

**ITEM-7: CANYON SEWER CLEANING PROGRAM AND LONG TERM CANYON SEWER MAINTENANCE PROGRAM, PLANNING COMMISSION REQUEST FOR CONTINUANCE FOR ADDITIONAL INFORMATION.**

Tim Daly and Laura Ball discussed the memo dated July 9, 2004 providing additional information to inquiries made during the May 13, 2004 hearing.

No one present to speak in favor of this subject.

Testimony in opposition by Katt Eaton and Eric Bowlby.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO CERTIFY THE PROGRAM ENVIRONMENTAL IMPACT REPORT, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVE THE COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT ALONG WITH THE FOLLOWING ADDITIONAL CONDITIONS:

THAT THERE BE A PROCESS 2 FOR SUBSTANTIAL CONFORMANCE REVIEW;

ANNUAL MONITORING REPORT BE SENT TO THE PLANNING COMMISSION;

MWWD SUPPORTS AND HAS PUT ON RECORD THAT THEY WILL COORDINATE WITH THE FOREST ADVISORY BOARD FOR THE MITIGATION OF LARGE SHRUBS AND TREES AS THE RECOMMENDATION COMES FORTH FROM THAT BODY.

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

ITEM-8: **ESSEX STREET TENTATIVE MAP - PROJECT NO. 6120.**

Paul Godwin presented Report to the Planning Commission No. PC-04-118.

Speaker slips submitted by Robert Bateman, Keith Mullin and Dan Floit but did not speak.

Testimony in opposition by Barbara Winton.

Public testimony was closed.

**COMMISSION ACTION:**

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

ITEM-9: **PENNSYLVANIA AVENUE TENTATIVE MAP - PROJECT NUMBER 8125.**

Paul Godwin presented Report to the Planning Commission No. PC-04-119.

Speaker slips submitted in favor by Robert Bateman, Dan Floit, Albert Rowe and Keith Mullin but did not speak.

Testimony in opposition by Barbara Winton and Roy Lehmann.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS WITH THE WAIVER AS MODIFIED TO REQUIRE UNDERGROUNDING FROM THE BUILDING TO THE POLE. Second by Chase. Failed by a 3-4 vote with Commissioner Garcia, Vice-Chairperson Schultz and Commissioners Otsuji and Ontai voting nay.

SUBSTITUTE MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 5-2 vote with Chairperson Lettieri and Commissioner Chase voting nay.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 10:54 a.m.