

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 10, 2018
IN COUNCIL CHAMBERS – 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING:

Chairperson Stephen Haase called the meeting to order at 9:01 a.m. Chairperson Stephen Haase adjourned the meeting at 10:09 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Stephen Haase – present
Vice-Chairperson Sue Peerson – present
Commissioner James Whalen – present
Commissioner Douglas Austin – present
Commissioner William Hofman – present
Commissioner Granowitz – present
Dennis Otsuji – absent

Staff

Shannon Thomas, City Attorney – present
Laura Black, Planning Department – present
PJ FitzGerald, Development Services Department – present
Tony Khalil, Development Services Department – present
Carmina Trajano, Recorder – present

Commissioner Austin commented that the Housing Workshop on June 7th might change. He would like to remind folks who are interested in coming and would like to encourage the developers to come, because the Commission will be talking about the financial feasibility what really makes housing happen. He encouraged everyone to stay tuned and will advertise when the date is finalized.

Commissioner Haase commented that he had the opportunity to attend the National Planning Conference in New Orleans, with his third trip there over the last 20 years. It's a fascinating City with all that it's gone through and there's quite an interesting workshop, obviously from speakers from all over the country. One of the more interesting ones was from a Councilmember from Detroit. Here we are with a different form of housing crisis and when we talked housing crisis, it can take a different form in some cities. In the case of Detroit, their housing crisis is they own 90,000 properties, because people walked away from their homes. They've demolished a lot homes and almost giving away homes for people to fix up to try to encourage people to move back in. It's a totally different dynamic in some areas of the country from which we faced. But it's still a challenge in many ways when an economy goes away. In some ways we are fortunate that we have a strong economy, but the price to pay is housing. In other cases, people don't have the jobs and they have abandoned subdivisions. It's almost unimaginable to think that the city owns 90,000 lots that the people just walked away from. That's how significant and terrible what happened to Detroit. They have a program where if you want to buy the lot next door with the house on it, they'll sell it to you for a thousand dollars and they'll give you a year to fix it up and try to sell it. They are trying to incentivize and do anything that they can to rebuild the neighborhoods. It's like you can almost buy your own block, if you thought that's a good idea to rebuild a neighborhood. There are companies and individuals who are making significant investments in the Downtown area of Detroit, but it's amazing a city that lost half a million of the population or more. It's a different world out there and it's a good opportunity for those that do planning to get a different perspective on things, many have helped us solve our problems, but it's certainly helpful to understand the type of issues that are out there that we face as a nation.

DISCUSSION ITEMS

ITEM-2: **REQUEST FOR INITIATION OF COMMUNITY PLAN AMENDMENT FOR PASEO MONTRIL – PROJECT NO. 590841**

City Council District: 5

Plan Area: Rancho Penasquitos

Staff: Sara Toma

Speaker slips in favor of the project submitted by Jimmy Ayala, April Tornillo, Elizabeth Hansen, Jon Becker and Maykia King.

No speaker slips in opposition to the project were submitted.

COMMISSION ACTION:

MOTION BY COMMISSIONER PEERSON TO INITIATE AN AMENDMENT TO THE RANCHO PEÑASQUITOS COMMUNITY PLAN TO REDESIGNATE A PORTION OF A 15.2 ACRE SITE,

LOCATED AT 10198 PASEO MONTRIL, FROM OPEN SPACE TO MULTI-FAMILY RESIDENTIAL WITH THE FOLLOWING COMMENTS: ITEM # 2 EVALUATE SENSITIVE SITE DESIGN WITH RESPECT TO THE STEEP SLOPE AND SURROUNDING NATURAL ENVIRONMENT; ITEM # 6 STUDY THE EDGE CONDITIONS AND RELATIONSHIPS OF THE DEVELOPMENT SETBACKS TO THE FREEWAY; ITEM # 7 PROVIDE AN ANALYSIS OF THE STEEP SLOPE AND GRADING PLANS WITH RESPECT TO SENSITIVE LANDS AND CLUSTER DEVELOPMENT; ITEM # 8 STUDY SITE DESIGN ALTERNATIVES WITH RESPECT TO THE VISUAL IMPACT FROM THE FREEWAY AND PUBLIC ROADS; ITEM # 9 MAXIMIZE THE OPEN SPACE & MINIMIZE DEVELOPMENT; ITEM # 10 ANALYZE THE URBAN DESIGN ISSUES WITHIN THE SITE WITH REGARDS TO NEIGHBORHOOD INTERFACE AND PEDESTRIAN ACCESS; #11 ENCOURAGE STEP DEVELOPMENT DESIGN; ITEM #12 TO MAXIMIZE AFFORDABLE HOUSING AND DENSITY. Seconded by Commissioner Granowitz. The motion passed by a vote of 5-1-1 with Commissioners Haase, Austin, Granowitz, Peerson, and Whalen voting yea and with Commissioner Hofman voting nay and with Commissioner Otsuji absent.