

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**Councilmember Todd Gloria, Chair
Councilmember Sherri Lightner, Vice Chair
Council President Pro Tem Kevin Faulconer
Councilmember Anthony Young**

**ACTIONS FOR
WEDNESDAY, SEPTEMBER 23, 2009, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR),
CITY ADMINISTRATION BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

For information, contact Stephen Hill, Council Committee Consultant
202 C Street, 3rd Floor, San Diego, CA 92101
Email: SHill@sandiego.gov
(619) 236-6137

All Committee members present.

NON-AGENDA PUBLIC COMMENT: Carmen Lucas commented regarding archaeology reports.

COMMITTEE COMMENT: Councilmember Lightner commented regarding un-submitted archaeological data recovery reports.

CITY ATTORNEY, IBA, AND MAYORAL STAFF COMMENT: None.

ADOPTION AGENDA

Approval of the Record of Action Items for September 2, 2009

ACTION: Motion by Councilmember Lightner, second by Council President Pro Tem Faulconer, to approve the Record of Action Items for September 2, 2009, with a correction to Item 6: Report from the Development Services Department regarding AMENDMENTS TO THE SUBSTANTIAL CONFORMANCE REVIEW PROCESS. The corrected motion reads as follows:

“Motion by Council President Pro Tem Faulconer, second by Councilmember Young, to forward the staff recommendation to the full City Council, with the direction that staff provide additional data contrasting the Process Level 2 Substantial Conformance Review statistics in the Coastal Zone with the Process Level 1 statistics in the rest of the City as related to the average length of time for

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approval, the number of appeals, the number of approvals, etc., and also additional information regarding the process for antennas.”

VOTE: 3-0; Gloria-yea, Lightner-yea, Faulconer-yea, Young-not present

CONSENT ITEMS

ITEM-1: Reports from the ENGINEERING AND CAPITAL PROJECTS DEPARTMENT regarding:

- A. As-Needed Mechanical Engineering Services Agreement with Lee & Ro, Inc.
- B. As-Needed Architectural Services Agreement with Manuel Oncina Architects
- C. As-Needed Landscape Architecture Services Agreement with Schmidt Design Group
- D. As-Needed Agreement for Professional Construction Management Services with Harris and Associates

(1A: See Engineering and Capital Projects Department’s September 8, 2009, Executive Summary Sheet; 1B: Engineering and Capital Projects Department’s September 8, 2009, Executive Summary Sheet; 1C: Engineering and Capital Projects Department’s September 16, 2009, Executive Summary Sheet; 1D: Engineering and Capital Projects Department’s January 8, 2009, Executive Summary Sheet)

ACTION: Motion by Council President Pro Tem Faulconer, second by Councilmember Gloria, to recommend approval.

VOTE: 3-0; Gloria-yea, Lightner-yea, Faulconer-yea, Young-not present

INFORMATION/DISCUSSION ITEMS

ITEM-2: Update from the City Planning and Community Investment Department regarding IMPLEMENTATION OF RECENT COUNCIL ADOPTED REFORMS TO THE MILLS ACT PROGRAM

ACTION: Information only. No action taken.

ITEM-3: Report from the City Planning and Community Investment Department regarding CONSERVATION OF COMMUNITY AND NEIGHBORHOOD CHARACTER

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(HISTORIC CONSERVATION AREAS)

ACTION: Discussion item only. No action taken.

ITEM-4: Report from the City Planning and Community Investment Department regarding
GENERAL PLAN INCENTIVES TO PROTECT HISTORIC RESOURCES

ACTION: Discussion item only. No action taken.

ACTION ITMES

ITEM-5: Report from the City Planning and Community Investment Department regarding
PERMIT REVIEW PROCESS FOR POTENTIALLY HISTORIC PROPERTIES

(See City Planning and Community Investment Department's September 17, 2009,
report; Community groups' letters)

ACTION: Motion by Council President Pro Tem Faulconer, second by
Councilmember Lightner, to request that staff:

- Amend the Historic Resources Guide (HRG)Section II (A)(1) to require the City to seek input from local individuals and groups with expertise for use in determining whether a potential historic resource exists, even in situations where a site-specific survey has been submitted by a project applicant, not just to help determine if a site-specific survey will be required;
- Clarify in the HRG that no process, such as the "preliminary review" process, can be used to bypass input by individuals and community groups into the existence of potential historical resources;
- Clarify the process so that if there is a disagreement between staff and the public as to whether a specific property is potentially historic, based on valid documentation, the decision should be forwarded to the full Historic Resources Board for determination;
- Revise the process to allow ten days for review by local individuals and groups with expertise;
- Request that the Neighborhood Code Compliance Department develop, with input from stakeholders, potential policy language pertaining to fines for the unpermitted destruction of potentially historic resources;
- Bring forward an amendment to the Land Development Code to require that demolition permits be posted and visible on all construction and demolition sites, and that permits provide consistent information regarding all of the

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addresses and parcels involved in the application;

- Report back to the Committee about how relevant information about permit applications can be included on the Development Services Department website in a timely manner, and direct staff to work with stakeholders to determine what information is necessary; and
- Include, to the extent possible, the suggestions contained in the memos from the Uptown Planners and the Neighborhood Historic Preservation Coalition into the formal process. Staff is also directed to prepare a response to these memos within 90 days, describing how these suggestions will be incorporated, and explaining the justification in the instances where the suggestions cannot be implemented.

VOTE: 4-0; Gloria-yea, Lightner-yea, Faulconer-yea, Young-yea

ITEM-6: Report from the City Planning and Community Investment Department regarding LAND DEVELOPMENT CODE REVISIONS PERTAINING TO HISTORICAL RESOURCES

ACTION: No action taken.

ITEM-7: Update from the City Planning and Community Investment Department regarding the CURRENT EFFORT TO PROCESS THREE NEW HISTORIC DISTRICTS, AND POTENTIAL ACTION ON MILLS ACT APPLICATION FEES AND DEADLINE FOR PROPERTY OWNERS WITHIN THE BURLINGAME HISTORIC DISTRICT

(See Community group's September 22, 2009, letters)

ACTION: No action taken.

ITEM-8: Report from the Housing Commission regarding FINANCE PLAN USING BUILD AMERICA BONDS

(See San Diego Housing Commission Report No. LUH09-005; San Diego Housing Commission's September 23, 2009, PowerPoint; Independent Budget Analyst's Report No. 09-74; San Diego Housing Commission's September 22, 2009, Response to IBA questions)

ACTION: Motion by Councilmember Young, second by Councilmember Lightner, to refer the item to the full City Council.

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VOTE: 3-0; Gloria-yea, Lightner-yea, Young-yea, Faulconer-not present

Todd Gloria
Chair