

Chairman Stephen Hasse:

“First of all, I’ll start with what the Staff and the City will be producing? We’re talking about a Specific Plan and my experience with a Specific Plan is that it does identify all the development regulations to allow projects to move forward. Is this a full-blown Specific Plan?”

Long Range Planner, City Planning Department Tate Galloway:

“Eh, This will be, perhaps, more similar to the Specific Plan we prepared for San Ysidro. So, it will have supplemental regulations that will work in concert with the Land Development Code as opposed to a separate zoning code or zones.”

Chairman Hasse:

“So, at the end of the day though, to go to Commissioner [unintelligible]’s comments, would you be able, through the Specific Plan, the zoning regulations in the environmental impact report, clear projects to move forward from the environmental standpoint? Or will there be additional environmental analysis at the end of the day?”

Michael Prinz, Senior Planner:

“It would depend upon what the project submitted, on the submittal so we do not envision additional environmental if they comply with all of the, eh, requirements of the Specific Plan. Obviously there could be additional discretionary action if, eh, they exceed the building height limit but otherwise, no, we would anticipate ministerial projects.”

Chairman Hasse:

“Yeah, I think I understand your point and what I’m trying to get to, is; while there may be additional discretionary processes that are described in the Specific Plan, that the environmental analysis has been completed for, say, 60 Foot height buildings, for the sake of discussion.”

Michael Prinz, Senior Planner:

“There will be certain areas, as it relates within the Morena Station District, specifically where additional environmental review may be required because we are identifying where the extension of Morena Blvd and the extension of Sherman Street are, and so, those aren’t, we have not done specific engineering or a very specific alignments at those areas so additional environmental could be required in that area, but other areas of the Specific Plan, eh, we could see a scenario where additional environmental review would not be needed. “

Long Range Planner Tate Galloway:

“[unintelligible], but one thing to keep, though, is, we’re in the process right now in preparing the environment subject, so this is something we can look at.”

Chairman Hasse:

“Ok, my familiarity again, is, when I use Specific Plans in my other life, I’m done; I’ve completed the environmental analysis, analyzing the project that, eh, if you want to call it “worse case” or call it whatever you want to call it, then I’m cleared from an environmental standpoint. Now, if I need a deviation to something or anything else that required special processes, I understand that. But to the degree that we can, eh, with a Specific Plan, complete that work so that we don’t have to go back through this process again, part of that is to give the community a guarantee that if you do it this way, then there’s certainty not only for the community and what they will see, but also certainty for the private land owner and developers. So I can’t recall if we saw a notice of preparation on this, but obviously things are moving forward, but that would be an aspiration that I would put in there, that we go as far as we can with the environmental analysis that goes with the development regulations that go with this Plan.”