

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 6, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:07 a.m.
Vice-Chairperson Anderson adjourned the meeting at 3:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-not present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-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 FOR MORNING AGENDA ITEMS.

Anna McPherson, Community & Economic Development, requested that Item No. 12, Initiation of Carmel Del Mar Neighborhood 4 Precise Plan be continued as the C&ED staff is reviewing the proposal to ensure conformance with the initiation criteria. It is anticipated it will be heard on November 20, 1997.

ITEM-3: DIRECTOR'S REPORT.

Gary Halbert advised that the Zoning Code Update which was before the Council has been continued to November 18, 1997 due to a noticing error.

ITEM-4: COMMISSION COMMENT.

Vice-Chairperson Anderson inquired as to the status of the report back to the Commission regarding the Landscape Manual . Mr. Halbert advised that he anticipates it will be before the Commission within 30 days.

ITEM-5: APPROVAL OF MINUTES OF OCTOBER 23, 1997.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF OCTOBER 23, 1997 WITH MINOR GRAMMATICAL REVISIONS. Second by White. Passed by a 5-0 vote with Chairperson Steele and Commissioner Butler not present.

The Planning Commission adjourned into Closed Session to discuss litigation with Hoffmaster, et al v. City of San Diego and related amendment to Housing Element of the Progress Guide and General Plan.

ITEM-6: DUE TO IMPROPER NOTICING, THIS ITEM WAS ACTED UPON AGAIN:

JADE COAST DRIVE, TENTATIVE MAP (TM), AND VARIANCE NO. 96-0707.

Glen Gargas presented Report to the Planning Commission No. P-97-166.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY THE MITIGATED NEGATIVE DECLARATION AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE THE TENTATIVE MAP AND VARIANCE NO. 96-0707 SUBJECT TO CONDITIONS. STAFF WAS REDIRECTED TO BE CERTAIN THAT THE RECORD IS COMPLETE AND ALL PERTINENT DOCUMENTS ARE CONTAINED IN THE FILE. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson Anderson abstaining and Chairperson Steele not present.

ITEM-7: **WORKSHOP - CARMEL VALLEY NEIGHBORHOOD 8A SPECIFIC PLAN/PRECISE PLAN.**

Tom Story and Deborah Johnson presented Report to the Planning Commission No. P-97-176.

Workshop held.

COMMISSION ACTION:

MOTION BY WATSON TO PROVIDE THE FOLLOWING DIRECTION TO STAFF REGARDING A RANGE OF LAND USE OPTIONS:

1. OPTION NO. 1 - AS DRAFTED WITH THE DELETION OF THE ALTERNATIVE FOR LOMA SORRENTO.
2. OPTION NO. 2 - EXACTLY AS DRAFTED WITH THE DELETION OF THE ALTERNATIVE FOR TORREY PINES INVESTMENTS.

3. OPTION NO. 3 - INCLUDE THE TWO ALTERNATIVES FOR TORREY PINES INVESTMENTS, AS PRESENTED BY THE OWNERS. FOR WESTBROOK COMMUNITIES, PARDEE PARCEL A AND SMALL PROPERTY OWNERS, DELETE THE ALTERNATIVE.

Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson abstaining and Chairperson Steele and Commissioner Quinn not present.

ITEM-8: **DEL MAR MESA ESTATES - TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7286.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-167, and read modifications into the record for attachment 4, permit conditions 19 and 20, attachment 5, TM resolution, 5a. Condition 17; 5b, condition 19 and condition 25 on page 6.

Testimony in favor by:

Robert Stewart, owner /applicant . Advised that this is the first TM to reach the Planning Commission since the administration of the Del Mar Mesa Estates permit. Discussed the process, reviewed the report, the TM reso and conditions and reviewed the modifications read into the record; they concur with the material as modified. Answered the questions raised by Commissioner White. Thanked staff for their assistance in this whole process.

Ann Harvey, Del Mar Mesa Community Planning Board. Advised that the Board approved the project with two conditions: explained residents desire for as rural a development as possible and therefore trails are extremely important; and they had asked the applicant to include sewer and water easements on the tentative map.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE ENVIRONMENTAL FINDINGS NO. 96-7286, APPROVE TM/CDP AND RPO PERMIT NO. 96-7286, AS WELL AS MODIFICATIONS READ INTO THE RECORD BY STAFF. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-9: **HONEYCUTT CONDOMINIUMS - APPEAL OF COASTAL DEVELOPMENT PERMIT NO. 93-0449, TO CONSTRUCT A FOUR-UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 4085 HONEYCUTT STREET.**

Patrick Hooper presented Report to the Planning Commission No. P-97-169.

Testimony in opposition to the appeal by:

Iris Pearlman, representing applicant. Explained that these condos are beautifully designed and they will be embellished with very lush landscaping throughout the entire area. Feels that this project is consistent with the surrounding neighborhood.

Emil Ishayik, applicant. Advised he bought this property only because he was told that he would be allowed to build a condominium complex on this property. He was assured by the Planning Department that he would be allowed to build and it would only take six to nine months and he would be able to build four to six units. It is now ten years later and he is now being told he cannot build what he wants. Also discussed the 1990 rezoning and that this project was grand fathered in as he began to seek approval of this project prior to this date.

Howard Sweatte, architect. Discussed the different problems that he has gone through since the beginning of this project. The neighborhood is multi-family and this project will be harmonious with the rest of the neighborhood, and the parking has been arranged so as not to have any additional impact on the area.

Testimony in favor of the appeal:

Jean Polhamus, Mildred Sprague, John Polhamus, Mary Rowley, all neighbors to the project. Presented a petition with 35 signatures from other neighbors who are opposed to this project. All have been in this area for many years, and all feel that this building will just be too large and not conform with the rest of the neighborhood. They also all feel that there is already a large parking and traffic problem in this area and feel that this project will only have more of an impact on their area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO DENY THE APPEAL AND UPHOLD THE DECISION OF THE HEARING OFFICER. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-10: **INITIATION OF AN AMENDMENT TO THE BALBOA PARK MASTER PLAN AND TO THE BALBOA PARK - CENTRAL MESA PRECISE PLAN.**

Leisa Lukes presented Report to the Planning Commission No. P-97-177.

Testimony in favor by:

Dr. Michael Hager, Executive Director of the Museum of Natural History. Presented the Commission with the history of the plans that have been ready for two years. Described the design and the architectural compatibility. Discussed the lease hold situation and the understanding of same.

Judy Atkins, Bundy & Thompson Architects. Requested the Commission to approve the staff's recommendations for this initiation. Explained that this expansion project is part of the Central Mesa Precise Plan and the amendments proposed fit within the vision of the Balboa Park Master Plan. They have been working with the Museum's director for many years in order to develop the program for this important project. Their approach to the design has been based on numerous public forums, working with the Park & Recreation staff, and other park tenants in an attempt to address their concerns as well as the Museum's new facility needs within the Park.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION FOR THE MASTER PLAN AND PRECISE PLAN AMENDMENT PROCESS. Second by Skorepa. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-11: **INITIATION OF AN AMENDMENT TO THE FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT SPECIFIC PLAN, RIO VISTA WEST DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, MISSION VALLEY COMMUNITY PLAN, AND PROGRESS GUIDE AND GENERAL PLAN.**

Marcela Escobar-Eck presented Report to the Planning Commission No. P-97-173.

No one present to speak.

COMMISSION ACTION:

MOTION BY BUTLER TO INITIATE THE PLAN AMENDMENTS. Second by Anderson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-12: **INITIATION OF CARMEL DEL MAR NEIGHBORHOOD 4, SOUTH.**

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO NOVEMBER 20, 1997 AT THE REQUEST OF THE COMMUNITY & ECONOMIC DEVELOPMENT STAFF FOR FURTHER REVIEW. Second by White. Passed by a 5-0 vote with Chairperson Steele and Commissioner Butler not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 3:30 p.m.