

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 4, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:11 a.m. Chairperson Steele adjourned the meeting at 12:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-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-not present
Betsy McCullough, Community Planning & Development Manager-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.

Staff requested that Item No. 10, Sycamore Canyon Landfill Conditional Use Permit be continued to January 22, 1998.

ITEM-3: DIRECTOR'S REPORT.

None.

ITEM-4: COMMISSION COMMENT.

None.

ITEM-5: APPROVAL OF MINUTES OF NOVEMBER 20, 1997.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF NOVEMBER 20, 1997. Second by Anderson. Passed by a 4-0 vote with Commissioners White, Watson and Quinn not present.

ITEM-6: INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN FOR PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE MAP, REZONE, AND RESOURCE PROTECTION PERMIT FILE NO. 96-7313 MESA NORTE PROPOSAL.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE THE INITIATION. Second by Quinn. Passed by a 5-0 vote with Commissioners White and Anderson not present.

ITEM-7: **INITIATION OF AN AMENDMENT TO THE MIRAMAR RANCH NORTH COMMUNITY PLAN AND GENERAL PLAN AND PROGRESS GUIDE FOR THE SCRIPPS GATEWAY PROPOSAL (PRD, PCD, AD, TM, RZ, HRP FILE NO. 92-0466).**

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE THE INITIATION.
Second by Quinn. Passed by a 5-0 vote with Commissioners White and Anderson not present.

ITEM-8: **APPEAL THE DECISION OF THE HEARING OFFICER ON THE RHOADS RESIDENCE.**

Mike Westlake presented Report to the Planning Commission No. P-97-192.

Testimony in favor of appeal by:

William St. George, Ming Wu, August Felando, Dwight Twist, representing concerned Yacht Club Terrace owners. Gave a brief description of the layout of the 28 lots with homes near the subject property. Explained that there is a recorded Declaration of Restrictions covering these lots for the expressed purpose that these restrictions are imposed on said property be in architectural harmony each with the other, thereby assuring a desirable type of community development. Also discussed the residential guidelines which covered views and bulk and scale. These owners feel the proposed residence is a distinct departure from the other homes on the bayfront and is not in keeping with either the guidance provided in the Declaration of Restrictions for Yacht Club Terrace or in the Peninsula Community Plan.

Robert Bergman, representing himself. Feels there will be regional impact if this project is approved and feels the community planning board is showing favoritism as this property, as proposed will not be in conformance with the floor area ratio and height.

Testimony in opposition of appeal:

Lynne Heidel, representing the applicant, Tim Wilson, architect. Advised that the Peninsula Community Planning Board approved this application and she requested that this decision be upheld. Spoke to the design sensitivity to be compatible with the neighborhood, gave project description, community plan zoning compliance, coastal development permit, the second story issue, terracing issue and how the Rhoads made substantive modifications to lower the height of the proposed residence.

Stephen Rhoads, applicant. Advised that his family loves the neighborhood and wants to please the neighbors. Feels he has made numerous concessions already and does not feel he should be penalized.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND GRANT THE PERMIT. Second by Quinn. Passed by a 5-0 vote with Commissioners White and Anderson not present.

ITEM-9: **APPEAL THE DECISION OF THE HEARING OFFICER FOR THE WHISENANT RESIDENCE COASTAL DEVELOPMENT PERMIT NO. 96-7589.**

Judy Johnson presented Report to the Planning Commission No. P-97-187.

Testimony in favor of appeal by:

Bob Citrano and Rich Pearson, representing the Pacific Beach Community Planning Committee. Focused their discussion on their concerns that this property has high potential to be occupied by a large number of adults, nonrelated to "family" use. Feels this owner will lease to several adults due to the large number of bedrooms in these homes, and therefore will also have a large impact on the parking situation in Pacific Beach which is already highly impacted. Requested that the permit be conditioned to require a single lease and occupied by only 4 people per unit.

Testimony in opposition of appeal:

Chris Gallup, representing himself. Explained he is a resident of Pacific Beach and a former member of the Planning Committee. Feels the board members are being very conservative and are no-growth members. They are not necessarily following the rules to conform to the community plan and zoning, but are allowing their personal views to be followed.

Daniel Whisenant, applicant. Explained that he has no intention to change anything or do anything wrong that does not comply with the Community Plan. Gave the history of why he purchased the proposed property and the rules he thought he had to follow. If he had to change things now he will be financially strapped and stands to lose a lot of money. He will not rent a lot of adults; stated he will rent only to professional, young people who are responsible tenants.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND APPROVE THE PERMIT. Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner White not present.

ITEM-10: **WORKSHOP - SYCAMORE CANYON LANDFILL CONDITIONAL USE PERMIT.**

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JANUARY 22, 1998. Second by Watson. Passed by a 4-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson and Commissioner White not present.

The Planning Commission meeting was adjourned by Chairperson Steele 12:10 p.m.