

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 20, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 1:35 p.m. Chairperson Neils adjourned the meeting at 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-not present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-not present
Commissioner David Watson-present
Commissioner Frisco White-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-not present
Mo Sammack, Development Services
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.

Item No. 8 Torrey Hills was trailed as unfinished business to the next regularly scheduled meeting of February 27, 1997 due to the lack of a quorum.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough advised that the General Plan Citywide Framework Plan will be heard before the LU&H Committee on March 19, 1997; therefore it will come before the Planning Commission on the afternoon of March 6, 1997. The Commission was in agreement with this scheduling. The issue of industrial land and residential density will come before the Commission on March 20, 1997.

Gary Halbert reported back on the status of the Romero Residence. And, Kevin Sullivan reported on the status of the La Bodega Swap Meet project, and the status of the code violations. This project has been renoticed to come back before the Commission on April 17, 1997.

ITEM 3A: COMMISSION COMMENT.

Commissioner White inquired as to what can be done to require the developers to reposition garages more than they have been and show more innovation with their design as there has been no articulation of late with the projects that have come before the Commission. Recently he has seen this being done in other cities. Staff to advise.

ITEM-4: APPROVAL OF MINUTES OF JANUARY 23, 1997, JANUARY 30, 1997 AND FEBRUARY 6, 1997.**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF JANUARY 23, 1997. Second by Watson. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present.

MOTION BY BUTLER TO APPROVE THE MINUTES OF JANUARY 30, 1997 WITH THE FOLLOWING REVISIONS:

POINT NO. 3 IN THE MOTION SHOULD STATE THAT THE DIRECTIVE WAS ACTUALLY A MOTION MADE BY COMMISSION BUTLER; AND THE WORD "EMPHASIZING" IN THE THIRD LINE SHOULD BE REPLACED WITH THE WORD "ADDING THE USE OF BUFFERS..."

POINT NO. 4 WILL SHOW THE MAKER OF THE MOTION AS COMMISSIONER QUINN.

POINT NO. 7 TO READ THAT STAFF WAS DIRECTED TO CONVEY THE INFORMATION TO THE COUNCIL, AND NOT AN ACTUAL MOTION.

Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present and Chairperson Neils abstaining as he was not present at this meeting.

ITEM-5: AIRTOUCH CELLULAR REGENTS CELL SITE.

Terri Bumgardner presented the status report on the issues raised at the last meeting and provided additional information on the requested issues.

Testimony in favor by:

Kevin McGee, representing Airtouch. Provided additional information as well on the issues requested of Airtouch at the last hearing. Also provided a cost evaluation of relocating the existing and proposed antenna facility on the roof of the shopping center. Discussed the landscape plan in detail and provided renderings illustrating the screening of the antennas and the tree growth.

Gene Konrad, University Community Planning Group Chair. Gave his perception of the background on the project and discussed the planning group's interpretation of the landscaping plan.

Testimony in opposition:

David Broide, Phil Fowler, representing homeowners. Reiterated the visual impact that this project would have on the area and presented photos showing same. Discussed the trees and their rate of growth and screening capabilities. Feels the renderings provided by the applicant are somewhat unrealistic.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION WITH THE ADDITIONAL CONDITION THAT THE APPLICANT REPLACE ANY LANDSCAPING THAT DOES NOT SURVIVE DURING THE TERM OF THE PERMIT, WITH EQUAL OR GREATER LANDSCAPING, AND A CITY INSPECTION ON AN ANNUAL BASIS WITH THE COST TO BE BORNE BY THE APPLICANT. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present and Commissioner Quinn abstaining.

ITEM-6: **TAN RESIDENCE - APPEAL OF LA JOLLA SHORES PLANNED DISTRICT PERMIT/COASTAL DEVELOPMENT PERMIT 96-0533.**

Corey Braun presented Report to the Planning Commission No. 97-020.

Testimony in favor of appeal by:

Robert Hayes, representing the Hutchesons, the Lesters and the Roses. Discussed how the grade is determined, and the height issue based on the San Diego Municipal Code regulations. Feels this determination was not used in the design of this project.

Testimony in opposition to the appeal by:

Wayne Rafflesberger, representing the Tans. Discussed the perceived problem with the chimney and the way they revised the plans to correct any problems. Discussed the issue of the CDP permit. Tried to work with the neighbors to come up with an agreeable position. Requested that staff redefine their interpretation of the muni. code regarding height grade.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE LJS/CDP 96-0533 WITH MODIFICATIONS AND SUBJECT TO CONDITIONS (ATTACHMENT 3). Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present.

ITEM-7: **CARMEL VALLEY NEIGHBORHOOD 10 NORTH - VESTING TENTATIVE MAP, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-05612.**

Tracy Elliot-Yawn presented Report to the Planning Commission No. P-97-028 and read revisions into the record for Conditions 18 and 32c.

Testimony in favor by:

Chuck Corum, Pardee Construction Co. Advised that Pardee is in agreement with the staff report as presented. Expressed their appreciation in the way staff has treated them. Spoke to the question raised regarding elevations and articulation.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY ADDENDUM TO EIR NO. 91-0834, LDR NO. 96-0561 AND ADOPT THE ASSOCIATED MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE VTM NO. 96-0561 SUBJECT TO CONDITIONS (ATTACHMENT 5), AND APPROVE PD/RPO NO. 96-0561 SUBJECT TO CONDITIONS (ATTACHMENT 6), WITH THE TWO CONDITIONS READ INTO THE RECORD BY STAFF, AND ONE ADDITIONAL CONDITION THAT THE APPLICANT HAS AGREED TO ARTICULATE ALL THE ELEVATIONS EXPOSED TO PUBLIC STREETS, AS SHOWN IN THE STAFF REPORT. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present.

ITEM-8: **TORREY HILLS, SORRENTO HILLS COMMUNITY PLAN AMENDMENT, PUBLIC FACILITY FINANCING PLAN AMENDMENT, ASSOCIATED AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY LOCAL COASTAL PROGRAM, REZONE STREET AND EASEMENT VACATIONS, VTM, PID/PRD/HR/CDP NO. 95-0554.**

This item was trailed to the next regularly scheduled meeting of February 27, 1997 for a full commission.

ITEM-9: **PARTNERS FOR WILDLIFE - SAN PASQUAL RESOURCE PROTECTION ORDINANCE NO. 96-7154.**

Ron Buckley presented Report to the Planning Commission No. P-97-032.

There was no one present to speak on this item.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE RPO NO. 96-7154 SUBJECT TO CONDITIONS (ATTACHMENT 3). Second by Watson. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Neils at 3:50 p.m.