

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 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 9:08 a.m. Vice-Chairperson Anderson adjourned the meeting at 4:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-not present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-present
Commissioner David Watson-not 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-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.

None.

ITEM-3: DIRECTOR'S REPORT.

Report given on the status of the Romero Residence. Staff was directed to come back to the Commission on February 20, 1997 with the latest status on this project.

Betsy McCullough advised of the agenda items for the joint LU&H Committee/Planning Commission meeting to be held on Wednesday, February 12, 1997 at 2:30 p.m.

ITEM 3A: COMMISSION COMMENT.

Commissioner Butler requested that the Planning Commission agenda for the joint meeting with LU&H contain the discussion on multi-family housing inventory, i.e., residential density reduction, and industrial land use supply. Vice-Chairperson Anderson inquired if the organizational structure of the Planning Department would be on the agenda for discussion at this meeting as well, and if not requested it be placed on it.

ITEM-4: APPROVAL OF MINUTES OF JANUARY 23, 1997

THESE MINUTES WERE TRAILED TO FEBRUARY 20, 1997 FOR A FULL COMMISSION.

ITEM-5: COASTAL BLUFF DEVELOPMENT WORKSHOP.

Workshop held.

ITEM-6: BLACK MOUNTAIN RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT.

Marcela Escobar-Eck presented Report to the Planning Commission No. 97-026.

Testimony in favor by:

Lew Wolfsheimer, representing Black Mountain Ranch. Advised he was at this hearing to answer any questions that may arise.

Testimony in opposition by:

Barbara Parcels, representing herself. Stated she did not know anything about this development; she had just received the notice from her realtor. Requested that information be made available on this project. Staff advised they would meet with Ms. Parcels after this hearing to brief her on this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE BLACK MOUNTAIN RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AND CERTIFICATION TO ADDENDUM NO. 95-0173.1 TO EIR NO. 95-0173. Second by Skorepa. Passed by a 4-0 vote with Chairperson Neils, and Commissioners Quinn and Watson not present.

ITEM-7: NUFFER RESIDENCE - APPEAL OF COASTAL DEVELOPMENT PERMIT NO. 96-0477 TO ALLOW FOR THE CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE IN THE PENINSULA COMMUNITY PLAN AREA.

Staff requested a continuance of this item due to a noticing error.

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COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO FEBRUARY 20, 1997. Second by Skorepa. Passed by a 4-0 vote with Chairperson Neils and Skorepa not present.

ITEM-8: **THACKERY GALLERY BUILDING-CONDITIONAL USE PERMIT NO. 96-0590.**

Corey Braun presented Report to the Planning Commission No. P-97-019.

Testimony in favor:

Joe Jeter, owner of building. Explained the history of the purchase of this building and what he felt he wanted to do to make this a beautiful building for this area. As it is a historical building, he wanted to have the best possible use for this building. He researched the many uses, and the parking situation and the final plan is the most appropriate use for the parking.

Testimony in opposition:

James Stokes, Andrew Clark. Both spoke against the proposed plans as they feel there is inadequate parking in this area and this residential proposal will only add to the congestion.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND THAT THE CITY COUNCIL APPROVE CUP 96-0590, REVIEW, CONSIDER AND RECOMMEND CERTIFICATION OF MITIGATED NEGATIVE DECLARATION 96-0590 WITH THE FOLLOWING CONDITION: THAT THE PARKING LOT BE STRIPED TO PROVIDE FOR SIX ON-SITE PARKING SPACES. Second by White. Passed by a 4-0 vote with Chairperson Neils and Commissioners Quinn and Watson not present.

ITEM-9: **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 REGULAR SCHEDULED MEETING OF FEBRUARY 20, 1997 FOR FULL COMMISSION.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 4:55.m.