

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 25, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:10 a.m. Chairperson Steele adjourned the meeting at 4:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Bruce Brown-not present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa- not present
Commissioner Geralda Stryker-present
Commissioner Kathleen Garcia-present
Betsy McCullough, Planning & Development Review-present
Mary Jo Lanzafame, Deputy City Attorney-present
Kelly Broughton, Planning & Development Review-not present
Gary Halbert, Planning & Development Review-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.

Item No. 9, Phase I - College Community Redevelopment Project SDSU was trailed due to a lack of a quorum. This project will be heard on February 1, 2001.

The Minutes of January 4, 2001 were also trailed to February 1, 2001 due to a lack of a quorum.

Item No. 7 Fanuel Re-zone was continued to February 15, 2001 for a full Commission.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

Items No. 12 and 14 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough advised that a workshop has been scheduled for January 29, 2001 devoted exclusively to the Strategic Framework Plan at the request of the Mayor and City Council.

ITEM-5: COMMISSION COMMENT:

Commissioner Butler advised that the Commission's actions on the re-zone, community plan amendment at the Scripps Ranch Business Park was extremely helpful as the entire remaining undeveloped portion of that business park was purchased by Intel for developing a corporate campus at that location which was what the Commission recommended.

ITEM-6: APPROVAL OF THE MINUTES OF JANUARY 4, 2001 AND JANUARY 11, 2001.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JANUARY 11, 2001 WITH A REVISION TO THE ACTION ON AMORE VILLAS 02 AND 03, TO DELETE THE WORK "APPLICATION" FOR EVERY SITE, AND REPLACE IT WITH "DESIGN" FOR EVERY SITE. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

The Minutes of January 4, 2001 were trailed due to a lack of a quorum.

ITEM-7: FANUEL REZONE - REQUEST TO REZONE PROPERTY LOCATED AT 4527 AND 4545-4547 FANUEL STREET WITHIN PACIFIC BEACH FROM CO-1-2 TO CC-3-4.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO FEBRUARY 15, 2001 FOR A FULL COMMISSION. Second by Stryker. Passed by a 4-0 vote.

ITEM-8: STREET VACATION- PORTION OF LISTER STREET SA 99-513.

Alan Wake and Adolpho Aguilar presented Report to the Planning Commission No. P-01-002.

Testimony in favor of the vacation by Matt Peterson, Paul Reeves and Kristy Kline Smith.

Testimony in opposition to the vacation by Linda Gross, Hal Ahrens, Susan Mournian, Anthony Mournian, Bob Hickman,

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO CONTINUE TO APRIL 12, 2001 FOR THE FOLLOWING: TO COME BACK WITH A REPORT ANSWERING WHAT SOLUTIONS THE CITY CAN PUT FORWARD TO NEGATE THE NEED TO VACATE THE STREET AND GIVE UP THE OWNERSHIP TO THE PERSONS ON SITE; A PROPOSAL WITH A PLAN RELATIVE TO PEDESTRIAN ACCESS, AND IF THE APPLICANT IS NOT WILLING TO BUILD ANY ACCESS OR RESOLVE THE DRAINAGE PROBLEM, IS THE CITY ABLE TO DO SO. Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown and Skorepa not present.

- ITEM-9: SDSU COLLEGE COMMUNITY REDEVELOPMENT PROJECT - PHASE 1 - PROPOSED TENTATIVE MAP AND CONDITIONAL USE PERMIT NO. 89-1189.

COMMISSION ACTION:

This project was trailed to February 1, 2001 due to a lack of a quorum.

- ITEM-10: INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE A 3.9 ACRE SITE ON THE NORTHWEST CORNER OF MIRA MESA BOULEVARD AND WESTVIEW PARKWAY FROM VISITOR COMMERCIAL TO COMMUNITY COMMERCIAL USE THEREBY ALLOWING CONSTRUCTION OF A BEST BUY STORE ON THE PROPERTY.

Bill Levin presented Report to the Planning Commission No. P-00-022.

Testimony in favor Elliot Feuerstein, Marvin Miles and Jeanette Waltz.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Stryker. Passed by a 4-0 with Vice-Chairperson Anderson and Commissioner Brown and Skorepa not present.

ITEM-11: INITIATION OF AN AMENDMENT TO THE MID-CITY COMMUNITIES PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO AUTHORIZE THE CLOSURE OF 40TH STREET TO THROUGH TRAFFIC BETWEEN MADISON AVENUE THE STATE ROUTE 15 FREEWAY ON-RAMP.

Lara Evens presented Report to the Planning Commission No. P-01-025.

Testimony in favor by Matthew Johnson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION. Second by Garcia. Passed by a 4-0 with Vice-Chairperson Anderson and Commissioner Brown and Skorepa not present.

ITEM-12: REAL HEALTH: SPRINT PCS, CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 99-0923-07.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-020. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

ITEM-13: GRAY RESIDENCE AT&T WIRELESS, CONDITIONAL USE PERMIT NO. 99-0464-54 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A WIRELESS COMMUNICATION FACILITY LOCATED AT 13003 AVENIDA GRANDE.

Patrick Hooper presented Report to the Planning Commission No. P-01-019 and read additional conditions and corrections into the record.

Testimony in favor by Doug Munson.

Testimony in opposition by Fred MacManus, John Sandri, Donnalee, Lee Adams, Barbara Adams, Edgar Roberts, Jr. , Rafael DelVecchio, Jeffrey Steinkamp, Adrian Kwiatkowski, Sandy Dunigan, Tonia Richard, Richard Flanagan, Alisa Castle and Sandy La Faro.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO DENY THE CONDITIONAL USE PERMIT AS THIS IS NOT AN APPROPRIATE LOCATION FOR THE FACILITY IN THIS NEIGHBORHOOD, AND THERE ARE OTHER AVAILABLE LOCATIONS. Second by Stryker. Motion withdrawn.

MOTION BY BUTLER TO CONTINUE TO FEBRUARY 1, 2001 TO ALLOW STAFF TO BRING BACK WRITTEN FINDINGS IN SUPPORT OF THE DENIAL. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

ITEM-14: SPRINT SKYLINE TELECOMMUNICATION FACILITY, CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT 99-0923-25 FOR THE INSTALLATION OF A TELECOMMUNICATION FACILITY LOCATED AT 7222 SKYLINE DRIVE.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-008. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

ITEM-15: BARCZEWSKI PROPERTY 99-1087.

John Fisher presented Report to the Planning Commission No. P-01-010, and read revised conditions into the record .

Testimony in favor by Stefan LaCasse, Robert Barczewski.

Testimony in opposition by Kim Peterson, and Louis Goebel.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, ALONG WITH REVISIONS TO THE MAP AS READ INTO THE RECORD BY STAFF. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown and Skorepa not present.

ITEM-16: KASAI MONDECK PROPERTY No. 99-1088.

John Fisher presented Report to the Planning Commission No. P-01-009 and read a revised condition into the record..

Testimony in favor by Stefan LaCasse, Robert Barczewski.

Testimony in opposition by Kim Peterson, and Louis Goebel.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE STAFF REPORT, AS WELL AS THE CONDITION READ INTO THE RECORD TO REPLACE CONDITIONS 16, 17 AND 18. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown and Skorepa not present.

ITEM-17: QUIVIRA BASIN REDEVELOPMENT PROJECT - AMENDMENTS TO THE MISSION BAY PARK MASTER PLAN UPDATE/LOCAL COASTAL PROGRAM LAND USE PLAN LDR No. 98-0767.

Howard Greenstein and Will Griffith presented Report to the Planning Commission No. P-01-024.

Testimony in favor by Mike McDade, Kevin Faulconer, Scott Alevy, Scott McCartney, James Fleming, Bill Lancaster, Tom Driscoll, Jim Peugh, Steve Heinsohn, Mindy Pellissier, Richard Gabriel, Mike Meyer, Stuart White, Mort McCarthy, Gerard Charest, Kathy Keehan, Jonathan Kruer, Billy Paul, Kathy Donnelly.

Testimony in opposition by Joanne Pearson, Scott Andrews, Karen Casano, Devon Mortimer, Ron Bashun, Debra Greene, Cynthia Conger, Keith Jenkins, Lynne Vanderpot, Marc Snelling.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE PLANNING REPORT WITH THE FOLLOWING ADDITIONS:

1. TRANSIT - TO CONTINUE THE WORK WITH MTDB AND DEMONSTRATE AN AGREEABLE PLAN, EASEMENT, OR RIGHT-OF-WAY TO SUPPORT A FUTURE TRANSIT CONNECTION TO THIS AREA AND BEYOND; AND THAT THE DESIGN OF BUILDINGS BE DONE IN SUCH A WAY THAT FUTURE TRANSIT WOULD BE INTEGRATED WITH THE BUILDINGS.

IN THE INTERIM, THAT THE PROJECT INCORPORATE TDM MEASURES AND PROVIDE A PRIVATE CONNECTION TO THE TROLLEY STOP AND SEA WORLD.

2. DEMONSTRATE THE APPLICATIONS OF THE DESIGN GUIDELINES DURING THE IMPLEMENTATION STAGES.

3. DEMONSTRATE THE SUSTAINABLE GOALS (AS DEFINED BY THE GREEN BUILDING COUNCIL, IN DESIGN, CONSTRUCTION AND OPERATION OF BUILDINGS) THAT ARE PUT FORWARD IN A NUMBER OF PROGRAMS.
4. INCORPORATE THE WATER QUALITY ISSUES IN THE EIR.

Second by Steele. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

MOTION BY STRYKER TO STRONGLY ENCOURAGE THE CITY COUNCIL TO ESTABLISH A MISSION BAY FUND THAT WOULD BE DEDICATED TO THE ENVIRONMENTAL IMPROVEMENTS IN MISSION BAY THAT THESE PROJECTS WOULD FUND. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:20 p.m.