

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 1, 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 4:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-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:

Mel Shapiro commented on the Strategic Framework Plan and affordable housing within the Plan.

ITEM-2: REQUESTS FOR CONTINUANCE.

None.

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

Items No. 5C, 8, 10 and 11 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg advised on the following issues:

- . That the first official workshop was held for the Mayor and new City Council on the Strategic Framework Plan.
- . The approval action taken by Council on the Weller Companion Unit.
- . Staff is presenting affordable housing issues, at the direction of the City Council, to the Land Use and Housing Committee on February 14, 2001.
- . The State publication "Raising the Roof" will be provided to the Commission as soon as it is available.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised of the new committees formed for the Strategic Framework as a guide for the next phase in the process: Strategic Framework and Action Plan, Finance, Public Outreach, Pilot Projects and encouraged the Commissioners to sign up for one of these Committees.

Commissioner Butler inquired as to what the City's policy was regarding appeals from the decision of the Planning Commission and how the Commission's recommendations are relayed to the Council, particularly when the Commission is in opposition to staff's recommendation. Staff to investigate and apprise the Commission.

ITEM-5a: APPROVAL OF THE MINUTES OF JANUARY 4, 2001.

COMMISSION ACTION:

MOTION BY STRYKER TO APPROVE THESE MINUTES WITH THE REVISION TO ITEM NO. 4, PAGE 2 IN THE MOTION TO INCLUDE THE WORDS "...TRAIL IN FRONT OF THE VERGER DAIRY..." Second by Brown. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Garcia recusing and Commissioner Skorepa not present.

ITEM-5b: CONDITIONAL USE PERMIT NO. 99-0464-54 AT&T: GRAY RESIDENCE.

COMMISSION ACTION:

MOTION BY BUTLER TO DENY THE PROJECT AND APPROVE THE WRITTEN CUP FINDINGS PROVIDED AT THIS HEARING WITH A REVISION TO FINDINGS C. AND D. TO SUBSTITUTE THE WORDS "COMMERCIAL ZONED" WITH "NON-RESIDENTIAL ZONES", AND TO APPROVE CERTIFICATION OF THE NEGATIVE DECLARATION. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-5c: SDSU COLLEGE COMMUNITY REDEVELOPMENT PROJECT - PHASE I: PROPOSED TENTATIVE MAP AND CONDITIONAL USE PERMIT NO. 99-1189.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-003. Second by Brown. Passed by a 5-0 vote with Chairperson Steele recusing and Commissioner Skorepa not present.

ITEM-6: APPEAL OF THE DECISION OF THE HEARING OFFICER APPROVING THE CHEVRON GAS STATION - SORRENTO HILLS PROJECT; PROPOSED CONDITIONAL USE PERMIT AND PANNED COMMERCIAL DEVELOPMENT PERMIT NO. 99-1200.

Kevin Sullivan presented Report to the Planning Commission No. P-01-007.

Testimony in favor of the appeal, opposed to the project by Kathryn Burton, Guy Ravad, Ethan Bier, Rob Mullally, John Dean, Richard Kiy, Armando Freire, Lisa Ross, Diane Casale, Cindy Clarke.

Testimony in opposition to the appeal, in favor of the project by Christopher Neils, Larry Tidball, Mark Egglman, Gerald Bogaczyk, Lorri Gibson, Carol Hoffman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE FOLLOWING MODIFICATIONS:

1. LIMIT HOURS OF OPERATION FOR THE COMMERCIAL USES ON THE SITE FROM 6:00 A.M. TO 10:00 P.M.
2. MODIFY THE DESIGN OF THE MONUMENT SIGNS PROPOSED ALONG THE PROJECT FRONTAGE ~~TO COMPLY WITH THE SIGN STANDARDS OF THE CARMEL VALLEY COMMUNITY PLAN~~ TO BE THE SAME SIZE AS THE PROJECT'S PROPOSED MONUMENT SIGN ON EAST OCEAN AIR DRIVE (MAXIMUM 3 FEET HIGH AND 8 FEET LONG).
3. MODIFY THE PROJECT'S LANDSCAPE PLAN TO PROVIDE YEAR ROUND SCREENING, REPLACE ALL CHINESE PISTACHE (DECIDUOUS) WITH TRISTANIA CONFERTA (BROAD LEAF EVERGREEN) 24" BOX TREES. REPLACE SINGLE ROW ESCALLONIA TERRY WITH A 4 TO 5 FOOT HIGH EVERGREEN SHRUB, DOUBLE ROW TO PROVIDE INCREASED SCREENING.

*Revised
2/15. JJ*

4. MODIFICATION OF THE CANOPY TO ELIMINATE THE BLUE STRIPE, BUT MAINTAIN CHEVRON'S LOGO, WITHOUT THE WORD CHEVRON, ~~CONSISTENT WITH THE SIGN STANDARDS OF THE CARMEL VALLEY COMMUNITY PLAN.~~ Revised 2/15. ff
5. INCREASE THE BERM SIZE TO THREE FEET, *in height*. Revised 2/15 ff.
6. ADD TO THE NEGATIVE DECLARATION ACKNOWLEDGMENT THAT THERE MAY BE AN ISSUE ASSOCIATED WITH THE SITE'S LOCATION NEAR THE POWER LINES AND ITS IMPACT ON BENZENE AND OTHER AIR QUALITY IMPACTS FOR THE AIR QUALITY CONTROL BOARD TO REVIEW.

STAFF READ A NOTE AND UPDATE INTO THE RECORD FOR MITIGATED NEGATIVE DECLARATION 99-1200, REGARDING POSSIBLE ADVERSE HEALTH EFFECTS, AND THAT THIS INFORMATION DOES NOT AFFECT THE ANALYSIS OF CONCLUSION OF THIS DOCUMENT. THE INCLUSION OF THE WORD "UNIVERSITY" SHOULD BE INCLUDED AS REFERENCE TO BRISTOL, ENGLAND.

Second by Garcia. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-7: SPRUCE CANYON TOWN HOMES - STREET VACATION, TENTATIVE MAP AND MID CITY DEVELOPMENT PERMIT NO. 99-0799.

Sandra Teasley presented Report to the Planning Commission No. P-01-018.

Testimony in favor by Matt Peterson, Dan Floit, Kenneth Discenza, Joey Randall, David Horst.

Testimony in opposition by Jackie Toth and Stephen Wilson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THEIR REPORT. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present. Staff was directed to schedule a workshop with the Commission when the new Housing Element is ready for implementation.

ITEM-8: POTIKER RESIDENCE BLUFF STABILIZATION AND IMPROVEMENTS. SCR/CDP/HRP 99-0230.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE REPORT TO PLANNING COMMISSION NO. P-01-021. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-9: CITY HEIGHTS MIXED USE PROJECT. SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT/PARCEL MAP/STREET VACATION NO. 40-0683.

Vicky Gallagher presented Report to the Planning Commission No. P-01-029.

Testimony in favor by Jack McGrory.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THEIR REPORT. Second by Stryker. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-10: PUMP STATION 30 A SITE DEVELOPMENT PERMIT NO. 40-0488.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE REPORT TO PLANNING COMMISSION NO. P-01-027. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-11: EADS AVENUE CONDOMINIUMS. COASTAL DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP NO. 40-0643.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE REPORT TO PLANNING COMMISSION NO. P-01-026. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-12: WORKSHOP - UNIVERSITY OF SAN DIEGO

Bill Tripp presented Report to the Planning Commission No. P-01-013.

Testimony in favor by Pamela Gray-Payton, Roger Manion, Patrick Arinan, Sue Lowery, Mark Rowsin, Wayne Bamford.

Testimony in opposition by Doug Becknam, Barbara Anderson, Susan and David Hannasch, James Koch

Workshop held. It was recommended that another workshop in conjunction with a tour of the University be held before a hearing. In particular, alternatives to the parking structure site should be discussed.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:50 p.m.