

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING
FEBRUARY 7, 2002
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:06 a.m. Chairperson Anderson adjourned the meeting at 4:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-present
Commissioner Geralda Stryker-not present
Betsy McCullough, Planning Department-present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-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.**
Staff requested that Items No. 10 Clay Residence, Item No. 11 Seacliff Residence and Item No. 15 Mission Village Center be continued to February 21, 2002.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
None.

ITEM-4: **DIRECTOR'S REPORT:**
Anna McPherson reported that the City is about to embark on their fifth phase of public outreach which will begin February 11, 2002. Anna then provided the dates for the other scheduled meetings for the Strategic Framework Plan. Chairperson Anderson requested that a Commissioner be present at each of these meetings.

Bob Manis and Marcela Escobar-Eck reported on the City Council's actions taken at their hearing during that week.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF JANUARY 24, 2002.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THESE MINUTES. Second by Lettieri.
Passed by a 4-0 vote with Commissioners Butler, Schultz and Stryker not present.

ITEM-7: **CONSIDERATION OF THE CENTRAL CORE AMENDMENTS TO THE CENTRE CITY COMMUNITY PLAN AND PLANNED DISTRICT ORDINANCE TO ESTABLISH MINIMUM FLOOR-AREA RATIOS AND BUILDING HEIGHTS IN THE CENTRE CITY AREA.**

Brad Richter presented the CCDC Memorandum dated January 29, 2002.

Testimony in favor by Bud Fischer and Michael Kemp.

Testimony in opposition by Scott Sandstrom.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PROPOSED AMENDMENTS TO THE CENTRE CITY COMMUNITY PLAN AND PDO TO ESTABLISH MINIMUM FLOOR AREA RATIOS AND HEIGHT LIMITS IN THE CENTRAL CORE DISTRICT OF THE CENTRE CITY COMMUNITY PLAN AREA WITH THE FOLLOWING ADDITIONS:

1. IN THE EXCEPTION CRITERIA, ADD THE CRITERIA OF REDEVELOPMENT POTENTIAL ASSESSMENT, AS WELL AS THE ACTUAL UNITS PER ACRE AS OPPOSED TO JUST SQUARE FOOTAGE PER ACRE IN TERMS OF AN EVALUATION OF DENSITY.
2. THAT THE APPEAL PROCESS BE BROUGHT TO THE CITY COUNCIL LEVEL.
3. REVISE SECTION 1C) TO STATE: "PUBLIC PARKING ONLY WHEN ASSOCIATED WITH A COMMERCIAL OR RESIDENTIAL PROJECT."

Second by Brown. Passed by a 4-0 vote with Commissioners Butler, Schultz and Stryker not present.

ITEM-8: TESORO GROVE SITE DEVELOPMENT/ PLANNED DEVELOPMENT PERMIT NO. 41-0921.

P. J. Fitzgerald and Pete Lynch presented Report to the Planning Commission No. P-02-023, and read additional revisions into the record.

Testimony in favor by James Silverwood and Bob Pinnegar.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AND APPROVE PROJECT NO. 41-0921 ALONG WITH THE ADDITIONAL REVISIONS READ INTO THE RECORD BY STAFF, ALONG WITH THE APPROVAL OF WAIVING THE APPEAL PROCESS. Second by Brown. Passed by a 5-0 vote with Chairperson Anderson recusing and Commissioner Stryker not present.

ITEM-9: **SYCAMORE LANDFILL. COMMUNITY PLAN AMENDMENT/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/MULTI-HABITAT PLANNING AREA BOUNDARY ADJUSTMENT PERMIT NO. 40-0765.**

Vicky Gallagher presented Report to the Planning Commission No. P-02-020.

Testimony in favor by Neil Mohr, Johnnie Perkins, and Erich Lathers.

Testimony in opposition by Ken Loonsbery and Dave Dilday.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT. Staff was directed to ensure that the closure plan address issues of contours to demonstrate through vegetation and/or grading, compatibility with the natural environment. Second by Schultz. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Stryker not present.

ITEM-10: **CLAY RESIDENCE, COASTAL DEVELOPMENT PERMIT NO. 99-0940.**
COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO FEBRUARY 21, 2002 AT THE REQUEST OF STAFF. Second by Lettieri. Passed by a 4-0 vote with Commissioners Schultz, Stryker and Butler not present.

ITEM-11: **SEACLIFF RESIDENCE NO. 41-0149.**

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE FOR A REDESIGN AND RENOTICE. Second by Brown. Passed by a 4-0 vote with Commissioners Butler, Schultz and Stryker not present.

ITEM-12: **TORREY HIGHLANDS VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, REZONE, MHPA BOUNDARY ADJUSTMENT AND STREET ACTION, CASE NO. 40-0315.**

Bob Korch presented Report to the Planning Commission No. P-02-003 and read additional conditions and revisions into the record.

Testimony in favor by Gary Levitt and Brian Paul.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND RECOMMEND THE DELETION OF THE "TYPICAL CONCEPT PLAN 6E" FROM THE DESIGN GUIDELINES. Second by Brown. Passed by a 5-0 vote with Commissioner Garcia recusing and Commissioner Stryker not present.

ITEM-13: **INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO AMEND THE LAND USE AND DEVELOPMENT INTENSITY TABLE FOR UNIVERSITY TOWNE CENTER TO ALLOW MULTI-FAMILY RESIDENTIAL, HOTEL AND OFFICE USES AND AN EXPANSIONS OF THE EXISTING REGIONAL COMMERCIAL USE. PROJECT NO. 2214.**

Cecilia Williams presented Report to the Planning Commission No. P-02-022.

Testimony in favor by Don Worley, Dave Hokanson and Miriam Kirshner.

Testimony in opposition by Alice Tana.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Butler.
Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-14: **APARTMENT VACANCY RATE DETERMINATION REGARDING
CONDITIONAL USE PERMITS FOR COMPANION UNITS.**

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT
THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE
REPORT TO THE PLANNING COMMISSION, NO. P-02-017. Second by
Brown. Passed by a 5-0 vote with Commissioners Garcia and Stryker not present.

ITEM-15: **BOUNDARY SELECTION AND PRELIMINARY PLAN FOR THE
CROSSROADS REDEVELOPMENT PROJECT.**

Tracy Reed and Gary DeBusschere with Community & Economic Development
presented Report to the Planning Commission No. P-02-009.

Testimony in favor by Josh Weiselberg, Harold Webber, Susan Gloudeman, Donald
Spear, Don Mullen, Jim Leighton, Sandi Duehner, Jolaine Harris and Susan Ashcraft.

Testimony in opposition by Laura Riebau, Paul Hastie, Barbara Hutchinson, Elenz
Tylor, Angela Blumer, and Diane and Gary Hochstetler.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO RECOMMEND TO THE REDEVELOPMENT AGENCY THAT THEY SELECT THE PRELIMINARY BOUNDARIES OF THE PROPOSED CROSSROADS REDEVELOPMENT PROJECT AREA AND APPROVE THE PRELIMINARY PLAN FOR THE CROSSROADS REDEVELOPMENT PROJECT AND AUTHORIZE THE TRANSMITTAL OF THE APPROVED PRELIMINARY PLAN TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO. Second by Brown. Passed by a 4-0 vote with Commissioners Garcia and Butler recusing and Commissioner Stryker not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 4:45 p.m.