

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 15, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:09 a.m. Vice-Chairperson Anderson adjourned the meeting at 4:45 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present (in at 10:30 a.m.)
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Kathleen Garcia-present
Betsy McCullough, Planning Department-not present
Bob Manis, Planning Department-present
Mary Jo Lanzafame, Deputy City Attorney-present
Kelly Broughton, Development Services-present
Gary Halbert, Planning Department-not 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. 11 and 13 be continued to March 1, 2001.

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

None.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg advised the Commission of the following:

Gary Halbert's transfer from Development Services to Planning as Chief Deputy Director.

Staff attended the LU&H Committee meeting and gave the members an update on the Housing Element and spoke to them about affordable housing. Staff advised that a task force would be put together for Inclusionary Housing with a 90 day period for specific recommendations and in terms of minimum density, staff would like a 60 day period. A workshop will be scheduled for the Commission to review these issues and then report to LU&H.

The City Council heard the Scripps Gateway Project which was an appeal of the decision of the Planning Commission to deny the project. The Council unanimously upheld the Commission's decision. The Commission was assured that their recommendations would be conveyed to the Council in detail and that the Director of Development Services was in agreement and will convey this to her staff.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF THE MINUTES OF FEBRUARY 1, 2001.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THESE MINUTES WITH A REVISION TO THE MOTION FOR ITEM-6, THE CHEVRON GAS STATION IN SORRENTO HILLS, PAGE 4, SECOND POINT REGARDING THE MONUMENT SIGNS TO DELETE THE WORDS, "COMPLY WITH THE SIGN STANDARDS OF THE CARMEL VALLEY COMMUNITY PLAN", AND REVISE POINT 4, PAGE 5 REGARDING THE CANOPY TO DELETE THE WORDS "CONSISTENT WITH THE SIGN STANDARDS OF THE CARMEL VALLEY COMMUNITY PLAN". ALSO, POINT 5, ADD THE WORDS "IN HEIGHT" AFTER "INCREASE THE BERM SIZE TO THREE FEET". Second by Garcia. Passed by a 5-0 vote with Commissioner Skorepa recusing as she was not present at this hearing, and Commissioner Butler not present.

ITEM-6A: APPROVAL OF THE MINUTES OF JANUARY 25, 2001.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Skorepa recusing as they were not present at this hearing.

ITEM-7: FANUEL REZONE. REZONE A 0.29 ACRE PROPERTY LOCATED AT 4527 FANUAL STREET AND 4545-4547 FANUEL STREET WITHIN PACIFIC BEACH FROM CO-1-2 TO CC-3-4.

Mike Westlake apprized the Commission of the status of this project since it was last heard and discussed Report to the Planning Commission No. P-00-213.

Testimony in favor by Matt Peterson, Randy Aron and Susi Guidi.

Testimony in opposition by Robert Wright, George Lutz, Craig McMahon, and Jesus Muniz.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE PROPOSED REZONE. Second by Brown. Failed by a 1-5 vote with Commissioners Garcia, Brown, Stryker, Skorepa and Chairperson Steele voting nay and Commissioner Butler not present.

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PROPOSED REZONE. Second by Garcia. Passed by a 5-1 vote with Vice-Chairperson Anderson voting nay and Commissioner Butler not present.

ITEM-8: INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REVISE THE LAND USE AND DEVELOPMENT INTENSITY CHART IN THE UNIVERSITY COMMUNITY PLAN TO ALLOW DEVELOPMENT OF 330,000 SQUARE FEET OF RESEARCH AND DEVELOPMENT/OFFICE USES ON PORTIONS OF A 41.28 GROSS ACRE PROPERTY OWNED BY THE CITY OF SAN DIEGO. NO. 40-1057.

Bill Levin presented Report to the Planning Commission No. P-01-023.

No one present to speak in favor of nor in opposition to this initiation.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THIS INITIATION. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-9: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE RANCHO PENASQUITOS COMMUNITY PLAN. TAIWANESE LUTHERAN CHURCH OF SAN DIEGO PROJECT NO. 99-1068.

Dan Joyce presented Report to the Planning Commission No. P-01-033.

No one present to speak in favor of nor in opposition to this initiation.

Public testimony was closed.

COMMISSION ACTION:

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

ITEM-10: KRETOWICZ RESIDENCE REAR YARD IMPROVEMENTS. SENSITIVE COASTAL RESOURCE/COASTAL DEVELOPMENT PERMIT NO. 96-7148.

Michelle Sokolowski presented Report to the Planning Commission No. P-01-032.

Testimony in favor by Ure Kretowicz and Sally Fall.

Testimony in opposition by Dorothea Rodimon and Joanne Pearson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITIONAL CONDITION THAT STAFF REASSESS THE NEED FOR THE DISSIPATER SYSTEM, AND IF A HAND RAIL IS REQUIRED THAT IT WILL BE INTEGRATED WITH THE DESIGN AND BE VISUALLY OPEN. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler recusing as she was not present for the entire hearing.

ITEM-11: FIVE YEAR REVIEW OF CONDITIONAL USE PERMIT NO. 89-0585 FOR MINING AND EXTRACTIVE INDUSTRIES, CARROLL CANYON PLANT.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO MARCH 1, 2001 AT THE REQUEST OF STAFF. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-12: PROPOSED THIRD UPDATE TO THE LAND DEVELOPMENT CODE.

Scott Donoghe and Genene Lahotsky presented Report to the Planning Commission No. P-01-030, and distributed an errata sheet recommending deletions and additions regarding the definition of kitchen, comprehensive sign program and cumulative value of remodel or renovation and value of remodel or renovation.

No one present to speak.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE CONTINUATION OF ITEM 2a, INCLUSION OF PARKING STRUCTURES IN GROSS FLOOR AREA, TO COME BACK TO PLANNING COMMISSION WITH MORE EXPLANATORY DESCRIPTIONS; DELETE ITEMS 2i AND 2h AS READ INTO THE RECORD BY STAFF, AND TO ADD THE RECOMMENDED AMENDMENT FOR CLARIFICATION DATE FOR CUMULATIVE VALUE OF REMODEL OR RENOVATION. It was requested that staff schedule a workshop on the parking garage issues and also to come back with guidelines at a future update on operating hours, and signage for gas stations in neighborhood commercial districts vs. commercial industrial zones. Second by Skorepa. Passed by a 7-0 vote.

ITEM-13: JEWELL VILLAGE TOWN HOMES.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO MARCH 1, 2001 AT THE REQUEST OF STAFF. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-14: WORKSHOP - TRANSPORTATION PROJECTS

Gary Halbert and Samir Hajjiri presented Report to the Planning Commission No. P-01-042. Workshop was held.

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