

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING
FEBRUARY 21, 2002
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:03 a.m. Chairperson Anderson adjourned the meeting at 1:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Barry Schultz-not present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-present
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Marcela Escobar-Eck, Development Services-not present
Bob Didion, 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 Item No. 8 Mission Village No. 99-1245 be continued to April 4, 2002. Item No. 9, Seacliff Residence No. 41-0149 was removed from the docket. This project has been noticed for March 7, 2002.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
Item No. 10, Clay Residence was placed on consent.

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported that Council Member Wear has established April 17, 2002 as 'housing day' in the City and a workshop will be held at LU&H to discuss housing issues. Coastal Commission action taken recently on SeaWorld will be provided to the Commissioners, along with a comparison of Council and Planning Commission actions.

Karen Lynch-Ashcraft gave an update on hearings conducted at LU&H regarding modifications to the City's Telecommunications Facilities.

Coleen Clementson updated the Commission on the Strategic Framework Plan. The Commissioners requested that a separate workshop be held for the Planning Commissioners on the Strategic Framework Plan before going before Council.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Brown thanked the staff for the excellent presentation given on the City of Villages. He requested that staff provide him with information as to how the numbers were arrived at for the population figures in some of the communities reflected in the draft EIR. Commissioner Lettieri echoed Commissioner Brown's comments; he also spoke to the financial issues for fees and taxes.

ITEM-6: **APPROVAL OF THE MINUTES OF FEBRUARY 7, 2002.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THESE MINUTES. Second by Brown. Passed by a 5-0 vote with Commissioner Stryker recusing and Commissioner Schultz not present.

- ITEM-7: **CLAY RESIDENCE, COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE/CONDITIONAL USE PERMIT/EASEMENT ABANDONMENT NO. 99-0940.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-021. Second by Brown. Passed by a 6-0 vote with Commissioner Schultz not present.

- ITEM-8: **MISSION VILLAGE, PLANNED COMMERCIAL DEVELOPMENT PERMIT/TENTATIVE MAP PROJECT NO. 99-1245.**

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO APRIL 4, 2002 AT THE REQUEST OF STAFF DUE TO A VIOLATION ON THE PART OF THE CONTRACTOR TO STOP WORK. Second by Brown. Passed by a 6-0 vote with Commissioner Schultz not present.

- ITEM-9: **SEACLIFF RESIDENCE COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT NO. 41-0149.**

This item was removed from the docket. It has been re-noticed for March 7, 2002.

- ITEM-10: **AVALON MIXED-USE DEVELOPMENT. INITIATION OF AN AMENDMENT TO THE UPTOWN COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE AN APPROXIMATELY .46 ACRE SITE FROM OFFICE AND MEDIUM DENSITY RESIDENTIAL USES TO OFFICE AND HIGH DENSITY RESIDENTIAL USES.**

Lara Evans presented Report to the Planning Commission No. P-02-004.

Testimony in favor by Michelle Laprise and Ian Epley.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO APPROVE THE INITIATION. Second by Stryker. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Schultz not present.

ITEM-11: **TROLLEY STOP RECREATIONAL VEHICLE PARK CONDITIONAL USE/RESOURCE PROTECTION ORDINANCE PERMIT/MHPA BOUNDARY LINE ADJUSTMENT NO. 96-7318.**

Anne Longworth presented Report to the Planning Commission No. P-02-029.

Testimony in favor by Dale LaForest

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONAL CONDITIONS:

PLACE A 30 YEAR TIME LIMIT ON THE CONDITIONAL USE PERMIT;

DELETE THE RESOURCE PROTECTION ORDINANCE PERMIT THAT IS NO LONGER REQUIRED;

ADOPT THE REVISED FINDINGS FOR THE CONDITIONAL USE PERMIT AND THE MHPA BOUNDARY LINE ADJUSTMENT;

ADD TO THE LANDSCAPING REQUIREMENTS THAT EXHIBIT 'A' LANDSCAPE PLAN INCREASE THE USE OF NATIVE SPECIES, PARTICULARLY AROUND THE PERIMETERS AND IN THE BUFFER AREA; MAINTAIN THE RE-ESTABLISHED AND BUFFER AREAS AS WELL AS THE GENERAL LANDSCAPE IN A HEALTHY AND VIABLE CONDITION.

Second by Stryker. Passed by a 5-0 vote with Chairperson Anderson recusing and Commissioner Schultz not present.

ITEM-12: **SCRIPPS HIGHLANDS II - TENTATIVE MAP AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT, CASE NO. 98-0367.**

Bob Korch presented Report to the Planning Commission No. P-02-026.

Testimony in favor by Tony Wyman.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AND SUPPLEMENTAL REVISIONS SUBMITTED AT THIS HEARING. Staff and the applicant were requested to look at the possibility of attached housing in this area as opposed to single family, and to work together to make refinements to the grade. Second by Butler. Passed by a 6-0 vote with Commissioner Schultz not present.

ITEM-13: **FAIRBANKS SUMMIT II. REZONE/TENTATIVE MAP/PLANNED DEVELOPMENT/SITE DEVELOPMENT PERMIT NO. 41-0480.**

John Fisher presented Report to the Planning Commission No. P-02-022.

Testimony in favor by Shelly Kilbourn.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING MODIFICATIONS AND ADDITIONS:

THE APPLICANT TO RE-GRADE THEIR SITE USING THE FOLLOWING CRITERIA; MAINTAINING THE KNOLL AS OPEN SPACE (ON LOT 17), WHICH WILL REQUIRE ADJUSTMENTS TO THEIR GRADINGS ON LOTS 15 AND 16 (AND ADDITIONAL ADJUSTMENTS NOT KNOWN AT THIS TIME); TO USE THE TOOLS OF GRADING SUCH AS SPLIT LOTS IN ORDER TO ACCOMPLISH A BETTER RELATIONSHIP TO THE EXISTING TOPOGRAPHY AND REDUCE THE HEIGHT OF GRADED BANKS.

THE APPLICANT TO PROVIDE A PHYSICAL AND VISUAL CONNECTION BETWEEN THE AFFORDABLE HOUSING AND STREET 'D'.

Staff was requested to provide an "Energy Requirements" section (as reflected in this staff report) in all Reports to the Planning Commission as a standard section and encourage developers to comply with these requirements.

If Council agrees with the above recommendations, staff was requested to bring back the grading implementation for the Planning Commission's review.

Staff was also requested to schedule a workshop on grading and the definitions of contour grading and its implementation.

It was requested that the Planning Commission's recommendations and concerns be expressed by the Chairperson, a representative or via letter to the Council when this project is brought before the Council. Second by Stryker. Passed by a 6-0 vote with Commissioner Schultz not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 1:45 p.m.