

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 1, 2001  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> 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 4:30 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-not present  
Commissioner Andrea Skorepa-not present  
Commissioner Geralda Stryker-not present  
Betsy McCullough, Planning Department-present  
Kelly Broughton, 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, Site Development Permit for the Relocation of Rosario Hall be trailed to March 22, 2001 due to a lack of a quorum.

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

Items No. 11, 12 and 14 were placed on consent.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg advised the Commission of a report given by CCDC to LU&H regarding density downtown, at the request of the City Council. The Committee asked CCDC to come back in 30 days to have a policy discussion to increase density downtown.

Coleen Clementson advised of the workshop with the San Ysidro, Otay Mesa and Otay Mesa Nestor community planning groups and shared with them the Strategic Framework element overview. Mayor Murphy gave the introduction and was in attendance for this first in a series of meetings with all the community planning groups.

Coleen requested that a Planning Commissioner make themselves available for the Action Plan Subcommittee within the citizen subcommittees.

Tina Christiansen advised that with Gary Halbert's transfer from Development Services to Planning as Chief Deputy Director, Kelly Broughton will take Gary's place and Marcela Escobar-Eck will take Kelly's place as Deputy Director. Mo Sammack will sit on the dais of the Planning Commission as the City Engineer.

Kelly Broughton advised of Council actions taken on land use issues at the latest Council meeting,

Marcela Escobar-Eck gave an update on the NTC project.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF THE MINUTES OF FEBRUARY 8, 2001, AND FEBRUARY 15, 2001.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by Brown. Passed by a 4-0 vote with Commissioners Skorepa, Garcia and Skorepa not present.

ITEM-7: APPEAL OF THE DECISION OF THE HEARING OFFICER APPROVING THE SUNDBY RESIDENCES PROJECT; PROPOSED SITE DEVELOPMENT PERMIT, VARIANCE AND COASTAL DEVELOPMENT PERMIT NO. 40-0377.

Kevin Sullivan presented Report to the Planning Commission No. P-00-016.

Testimony in favor of the appeal by Robert Goff, Norman Hannay, Michael Jaffe and Orrin Gabsch.

Testimony in opposition to the appeal by Lynne Hayes and Tom Konold.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO STATE FOR THE RECORD THAT THE INFORMATION CONTAINED IN THE FINAL NEGATIVE DECLARATION NO. 40-0377 HAS BEEN REVIEWED AND CONSIDERED PRIOR TO APPROVING THIS PROJECT/PERMIT; AND DENY THE APPEAL AND APPROVE THE VARIANCE AND PERMITS. Second by Steele. Motion failed by a 2-2 vote with Vice-Chairperson Anderson and Commissioner Brown voting nay. It takes four affirmative votes to approve or deny, therefore the decision of the Hearing Officer stands.

ITEM-8: SITE DEVELOPMENT PERMIT #40-0924 FOR THE RELOCATION OF HISTORICAL LANDMARK NO. 378, ROSARIO HALL, 1143 K STREET - EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

This item was trailed to March 22, 2001 due to a lack of a quorum.

ITEM-9: INITIATION OF AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE A PORTION OF AN APPROXIMATELY 1.53 ACRE SITE FROM LOW DENSITY RESIDENTIAL TO LOW-MEDIUM RESIDENTIAL. PROJECT NO. 40-1069.

Theresa Millette presented Report to the Planning Commission No. P-01-016.

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

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THIS INITIATION. Second by Brown. Passed by a 4-0 vote with Commissioners Skorepa, Garcia and Stryker not present.

ITEM-10: INITIATION OF AN AMENDMENT TO THE SORRENTO HILLS COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE APPROXIMATELY 6.3 ACRES FROM RESIDENTIAL TO INDUSTRIAL.

Eden Nguyen presented Report to the Planning Commission No. P-01-046.

Testimony in favor by Jim Dawe, Kathryn Burton, Gary London and Dave Odmark, Gigi Barnbridge and Janay Kruger

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Brown. Passed by a 4-0 vote with Commissioners Skorepa, Garcia and Stryker not present. It was requested that a workshop be scheduled before this comes to hearing on all the community plan amendments and changes under consideration in Sorrento Mesa so there is an understanding of the cumulative impacts in this area.

- ITEM-11: FAIRBANKS SUMMIT. RE-ZONE/TENTATIVE MAP/PLANNED RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-1364.

**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-01-045. Second by Brown. Passed by a 4-0 vote with Commissioners Garcia, Stryker and Skorepa not present.

- ITEM-12: APARTMENT VACANCY RATE DETERMINATION REGARDING CONDITIONAL USE PERMITS FOR COMPANION UNITS.

**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-01-041. Second by Brown. Passed by a 4-0 vote with Commissioners Garcia, Stryker and Skorepa not present.

- ITEM-13: FIVE YEAR REVIEW OF CONDITIONAL USE PERMIT NO. 89-0585 FOR MINING AND EXTRACTIVE INDUSTRIES, CARROLL CANYON PLANT.

Rob Hawk presented Report to the Planning Commission No. P-01-049.

Testimony in favor by Christopher Neils, Dave Hummel, David Stipe, Marvin Howell, Marvin Miles, John Rodriguez, Stephen Jewell, Arnold Veldkamp, Ed Struiksmann, Lynne Heidel, Leland Jones, Monte Kirby, Robert Kennedy, Ed Stoughton.

Testimony in opposition by Mark Kornheiser and Jerry Sheldon.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THEIR REPORT. Second by Butler. Passed by a 4-0 vote with Commissioners Skorepa, Stryker and Garcia not present.

ITEM-14: JEWELL VILLAGE TOWN HOMES. COASTAL DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP NO. 99-1025.

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-048. Second by Brown. Passed by a 4-0 vote with Commissioners Garcia, Stryker and Skorepa not present. Staff was requested to provide a description of the character and status of existing structures on a site when a demolition is being recommended.

ITEM-15: WORKSHOP - BLACK MOUNTAIN RANCH - NORTH VILLAGE

This item was rescheduled to April 5, 2001.

ITEM-16: WORKSHOP - HOUSING ISSUES.

Betsy McCullough discussed the Manager's Report No. 01-030 regarding the status of the Housing Element and Implementation of Housing Element Programs, and Myles Pomeroy gave a power point presentation.

Workshop was held.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:30 p.m.