

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 2, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:02 a.m. Chairperson Steele adjourned the meeting at 4:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Frisco White-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:

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING ITEMS.

None.

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

Item No. 11 was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough reported on the Commission's request during a Street Vacation hearing on February 17 regarding relocation of previous occupants on the site of the City Heights Urban Village Commercial Center. A memo was provided to the Commission by Jim LoBue of the Redevelopment Division providing background on this matter.

Also at the February 17 hearing, representatives of SEDC appeared to request a reconsideration of action taken on Regulatory Relief. Upon consultation with the City Attorney, it was determined that Process 5's are not subject to reconsideration as it will be heard before the City Council.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF THE MINUTES OF FEBRUARY 10, 2000, AND FEBRUARY 17, 2000.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES WITH THE INCLUSION IN THE FEBRUARY 17TH MEETING, OF COMMISSIONER WHITE'S COMMENT REGARDING GRADING AND THE CONCEPT OF STRAIGHT GRADING VS. TERRACED. Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present, and Commissioner Skorepa voting on the afternoon session of the February 17th meeting only, as she was not present for the morning session.

ITEM-7: AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE COLLEGE AREA COMMUNITY PLAN, PROJECT NO. 98-0794.

Tracy Reed and John Wilhoit presented Report to the Planning Commission No. P-00-001.

Testimony in favor by Toni Bates of MTDB.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION. Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-8: APPEAL OF THE HEARING OFFICER APPROVAL OF CATHER AVENUE SEWER REPLACEMENT.

Juan Baligad presented Report to the Planning Commission No. P-00-042.

Testimony in favor of the appeal by Dixie Salo.

No one to speak in opposition to the appeal.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO APRIL 6, 2000 TO ALLOW STAFF TIME TO MEET WITH THE APPELLANT AND ATTEMPT TO ARRIVE AT AN ALTERNATE SOLUTION. Staff to provide a copy of the park plan for the next meeting. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-9: GOLDEN HILL KFC - AMENDMENT TO THE GOLDEN HILL PLANNED DISTRICT ORDINANCE TO ADD AN EXCEPTION FOR DRIVE-THRU FACILITIES; GOLDEN HILL PLANNED DISTRICT PERMIT AND DEVIATIONS TO DEMOLISH THE EXISTING KFC RESTAURANT AND CONSTRUCT A NEW DRIVE-THRU KFC RESTAURANT.

Georgia Sparkman presented Report to the Planning Commission No. P-00-039.

Testimony in favor by Rebecca Michael, David Luxton, Craig Dunn, Harmon Nelson, John Weinsheim, and Jeff Looker.

Testimony in opposition by Harold Tyvoll, Gail MacLeod, Cindy Ireland, Erik Hanson, Robert Fanella, Michael Kravcar, Bonnie Poppe, Ruppert Alvin, Catheryn Willets, Sandra Simpson, John Stall, Laura Stansell, Gary Roberts, Elizabeth Montes, Anne Riedman, Beverly Rollerson, and Laurie Burgett..

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION AND DENY THE AMENDMENT TO THE GOLDEN HILL PDO ADDING AN EXCEPTION FOR DRIVE-THRU FACILITIES, AND APPROVE THE GOLDEN HILL PLANNED DISTRICT PERMIT NO. 96-7583 WITH REMOVAL OF THE DRIVE-THRU FEATURE AND WITH THE ADDITION OF BIKE RACKS AT THE FACILITY. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-10: HOUSING ELEMENT UPDATE.

Myles Pomeroy presented Report to the Planning Commission No. P-00-046.

Testimony in favor by Gail MacLeod, Ann Fatay, Cindy Ireland, and Bonnie Poppe.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO APRIL 6, 2000. Second by Stryker. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-11: GARDEN COMMUNITIES: TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT, RESOURCE PROTECTION ORDINANCE PERMIT, REZONE AND STREET VACATION NO. 96-7716.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-047. Second by Brown. Passed by a 5-0 vote with Chairperson Steele abstaining and Vice-Chairperson Anderson not present.

ITEM 11-A: REQUEST FOR CONTINUANCE FOR AFTERNOON ITEMS.

Request by Lynne Heidel to continue Item No. 12, Koster Residence was withdrawn.

ITEM-12: . APPEAL OF PROPOSED COASTAL DEVELOPMENT/LA JOLLA SHORES PERMIT NO. 99-0367, LOCATED AT 2734 BORDEAUX AVENUE. KOSTER RESIDENCE.

Judy Johnson presented Report to the Planning Commission No. P-00-026.

Testimony in favor of the appeal by Rebecca Michael, Morris Scharff, Matthew Grob, Patricia Bryant, Russell Doolittle, Sherri Lightner, Larry Carter, and Elaine Schneider.

Testimony in opposition to the appeal by Archie Wright and Michael Batori.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO GRANT THE APPEAL AND DENY THE PROJECT. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-13: WORKSHOP - San Diego Spectrum: Vesting Tentative Map/Master Plan Amendment, and Kearny Mesa Community Plan Amendment for Lennar project, and an amendment to the Kearny Mesa Community Plan and the Progress Guide and General Plan to convert a 20 acre parcel from industrial and commercial use to residential use. Tentative Map, Rezone, Planned Residential Development Permit, and amendments to the New Century Master Plan and Development Agreement for Fairfield Residential.

Testimony in favor by Jon Briggs, R.C. Alley, Faramarz Jabari and Randi Coopersmith.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:05 p.m.