

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

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:05 a.m. Chairperson Anderson adjourned the meeting at 1:15 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Barry Schultz-present (left at 9:20 a.m.)  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Commissioner Geralda Stryker-not present  
Betsy McCullough, 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.**  
Noel Neudeck, President of Wheelchair Access Now Today, commented on living units for wheelchair access. Mr. Neudeck feels the City has been discriminating against people with disabilities. He explained the definition of universal-design-for-access for living units, and how the City of Irvine has implemented this service. He requested that universal design be implemented in San Diego whenever feasible.

**ITEM-2: REQUESTS FOR CONTINUANCE.**  
None.

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

**ITEM-4: DIRECTOR'S REPORT:**  
Coleen Clementson updated the Commission on the Strategic Framework Plan, and reminded the Commissioners of the Joint LU&H Committee meeting scheduled for April 3, 2002.

Marcela Escobar-Eck advised that Stephen Haase, Assistant Director, Development Services will be leaving the City of San Diego for San Jose at the end of March.

**ITEM-5: COMMISSION COMMENT:**  
Chairperson Anderson thanked Mr. Haase for his professionalism and assistance to the Planning Commission and wished him well.

Commissioner Butler advised that she attended the Strategic Framework Plan outreach meeting in Linda Vista and that it was well attended and that the community asked thoughtful questions which focused on transit and its feasibility.

**ITEM-6: APPROVAL OF THE MINUTES OF FEBRUARY 21, 2002.**

**COMMISSION ACTION:**

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

**ITEM-7: INN AT LA JOLLA CONDOMINIUMS, COASTAL DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE MAP AND STREET VACATIONS, PROJECT NO. 1097.**

Jeanette Temple presented Report to the Planning Commission No. P-02-030 and read additional revisions into the record.

Testimony in favor by Mark Steele, Eve Hager, Carol Roberts, Michael Gruby, Ian Gardner-Smith, John Peak, Claude Anthony Marengo and Joanne Pearson.

Testimony in opposition by Don Schmidt, Mehrdad Hemmati, Orrin Gabsch, Trent Wagenseller, Gloria Miles, Corey Schmelzer, Norma Damashek, Rita O'Neil, Nancy Art and Helen Larson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS INCLUDING REVISIONS READ INTO THE RECORD FOR CONDITION NO. 49 OF THE DRAFT PERMIT TO BE MODIFIED TO READ, "PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS, THE DEVELOPER SHALL ABANDON THE EXISTING TWENTY ONE INCH SEWER MAIN THAT TRAVERSES THE SITE OR OBTAIN SPECIAL APPROVAL SATISFACTORY TO THE METROPOLITAN WASTE WATER DIRECTOR" ALONG WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

THE PROJECT SHOULD INCORPORATE AN EXIT-ONLY DRIVEWAY, EXITING FROM THE PARKING STRUCTURE ONTO MIDWAY STREET, COUPLED WITH THE INSTALLATION OF SOME TYPE OF INTERSECTION CONTROL PRIOR TO OCCUPANCY;

*at the intersection of Midway  
and La Jolla Blvd...*

*Rev 3/6/02  
JF*

THAT THE COUNCIL CONSIDER SWITCHING THE PARKING ON CHELSEA AVENUE TO THE EAST SIDE OF THE STREET, AS OPPOSED TO THE WEST SIDE, TO PROVIDE FOR ADDITIONAL PARKING IN THIS BEACH-IMPACTED AREA. (THIS MATTER SHALL NOT BE A CONDITION OF APPROVAL FOR THIS PROJECT.)

REVISED CONDITION NO. 16 TO INCLUDE "THAT THE COLIMA SCENIC OVERLOOK IS PROVIDED WITH UNOBSTRUCTED PUBLIC ACCESS"; AND,

THE BEST MANAGEMENT PRACTICES BE INCORPORATED AT THE GRADING PERMIT STAGE.

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

**ITEM-8: 32<sup>ND</sup> STREET PARKING STRUCTURE. INITIATION OF AN AMENDMENT TO THE GREATER NORTH PARK COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE AN APPROXIMATELY 0.16 ACRE SITE FROM HIGH/VERY HIGH DENSITY RESIDENTIAL USE (45-55 DWELLING UNITS PER ACRE) TO COMMERCIAL.**

Lara Evans presented Report to the Planning Commission No. P-02-031.

Testimony in opposition by Noel Neudeck.

No one present to speak in favor.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE INITIATION. Second by Lettieri. Passed by a 4-0 vote with Commissioner Butler recusing and Commissioners Schultz and Stryker not present.

**ITEM-9: SEACLIFF RESIDENCE REMODEL - SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT AND VARIANCE NO. 1057.**

P.J. Fitzgerald presented Report to the Planning Commission No. P-02-032.

Testimony in favor by Roy Bell, Tony Ciani, Joanne Pearson, Don Schmidt,

No one present to speak in opposition.

Public testimony was closed.

**TODAY'S ACTIONS:**

**MOTION BY LETTIERI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE PLANNING REPORT. Second by Butler. Passed by a 5-0 vote with Commissioners Schultz and Stryker not present.**

The Planning Commission meeting was adjourned by Chairperson Anderson at 1:15 p.m.