

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 11, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:01a.m. Vice-Chairperson Anderson adjourned the meeting at 10:40 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-not present
Commissioner Geralda Stryker-not present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Kelly Broughton, Deputy Director, DSD-not present
Linda Lugano, Recorder-present

SPECIAL ORDER OF BUSINESS:

Vice-Chairperson William Anderson was reappointed to serve as a member of the City of San Diego's Planning Commission for a four year term ending January 28, 2003.

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Item No. 7, initiation - Plan Amendment Rancho Valley Farms Specific Plan was trailed to the next scheduled meeting due to a lack of a quorum, and Item No. 14, Aase Residence was removed from the docket and returned to staff as it was determined that this project can be taken at the Process 3 level.

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

Items No. 10, 12 and 13.

ITEM-4: DIRECTOR'S REPORT.

Betsy McCullough reported to the Commission the results of the California Coastal Commission hearing held in Carmel last week and that the Pacific Highlands Ranch, Subarea III Plan was approved with minor modifications.

ITEM-5: COMMISSION COMMENT.

Mark Steele advised that the Planning Commission meetings will be held every other week due to light agendas for the time being.

Commissioner Butler suggested modified language for the docket's consent agenda. This language will be incorporated.

ITEM-6: APPROVAL OF MINUTES OF FEBRUARY 11, 1999.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES. Second by Butler. Passed by a 4-0 vote with Chairperson Steele abstaining as he was not present for that meeting, and Commissioners Skorepa and Stryker not present.

ITEM-7: INITIATION - PLAN AMENDMENT/SPECIFIC PLAN - RANCHO VALLEY FARMS SPECIFIC PLAN

Trailed to March 25, 1999 due to a lack of a quorum.

ITEM-8: INITIATION OF THE SUBAREA I (BLACK MOUNTAIN RANCH PHASE II) DEVELOPMENT AGREEMENT.

Marcela Escobar-Eck presented Report to the Planning Commission No. P-99-038.

Testimony in favor by:

Allen Haynie, representing Black Mountain Ranch. Advised that this is the second phase of the BMR project subject to the vote that occurred in November where the citizens approved a phase shift of this property from future to planned. Commitments were made in connection with that, specifically SR 56 and I-15 and in order to accomplish those goals and the development of that project, the Development Agreement is required.

Testimony in opposition by:

Dave Abrams, representing Fairbanks Ranch Association. Raised some questions regarding the legality that the project in question is currently under litigation and there is something in the ballot language that is part of the phase shift that states while there is that legal challenge subsequent approvals are held in abeyance. He requested that the City Attorney address this issue and clarify it. Also requested that this agreement be made public since it of such interest to the public.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE INITIATION OF THE DEVELOPMENT AGREEMENT. Second by White. Passed by a 4-0 vote with Chairperson Steele abstaining and Commissioners Skorepa and Stryker not present.

ITEM-9: MID-CITY DEVELOPMENT PERMIT NO. 98-0170 - CENTRE COURT APARTMENTS - APPEAL OF THE HEARING OFFICER'S APPROVAL OF JANUARY 27, 1999.

Bill Tripp presented Report to the Planning Commission No. P-99-033.

Testimony in opposition to the project by:

John Graybill, appellant. Advised that he filed his appeal on the grounds that it does not comply with the City's Municipal Code, Chapter 10, Mid-City Community Planned District which requires a development to conform with the community plan and manuals, and requires compatibility with surrounding development and not constitute a disruptive element to the neighborhood. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable. Centre Street Apartments fails on both of these requirements.

Ron Salisbury, resident and neighbor. His house faces this proposed project and he feels that this building is not in conformance with bulk and scale of the neighborhood. Feels this project looks like something in the city of Houston.

Ed Gavotto, resident. Advised that he owns two parcels in this area and that the parking is definitely a problem and there is no visitor parking allowed. Tandem parking will not work in this area. Everyone has open space and there is none in this area for people to enjoy. There are also inappropriate setbacks in this neighborhood. This project looks more like five stories, not two.

Testimony in favor of the project:

Gary Taylor, Design consultant and owner. Feels that as staff reported in their report, Mid-City PDO has design guidelines to strive for. Discussed the traffic and parking issues and feels that parking is available. The Uptown community planning group supported this project. It is in a high density area and they are in compliance with the Muni Code for this zoning.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE ADDITION OF A CONDITION THAT REQUIRES THE DEVELOPER TO COMPLEMENT THE ARTICULATION OF THE BUILDING AND REDUCE BULK AND SCALE THROUGH COLOR. Second by Butler. Passed by a 5-0 vote with Commissioners Skorepa and Stryker not present.

ITEM-10: EXTENSION OF TIME FOR THE CANYON HILLS COMMERCIAL CENTER TENTATIVE PARCEL MAP, PLANNED COMMERCIAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, VARIANCE, AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT LRD NO. 98-0420.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-027. Second by Watson. Passed by a 4-0 vote with Chairperson Steele abstaining and Commissioners Skorepa and Stryker not present.

ITEM-11: VILLA PORTOFINO CONDOMINIUMS TENTATIVE MAP NO. 98-0551.

Leisa Lukes presented Report to the Planning Commission No. P-99-031.

Testimony in favor by:

Jay Richen and Gary Taylor, Co-owners. Explained that they always had intentions to develop this property and have owned other property in this area and feel they have been good neighbors.

Mehran Saberi, Mayfair Homes, Inc., developer. Explained the construction does not require a discretionary permit and the ability to construct is approved by the zoning regulations. Today they want to have the TM approved which would enable them to sell these units as condominiums versus for-rent property. Also knows there is a large demand in the City for condos.

Testimony in opposition by:

Wendy Nakamura and Tom McGibeny, representing residents. Presented a petition signed by several community members in opposition to this project as they are strongly opposed to the consolidation of the lots into a massive condo because it will adversely alter the character of the neighborhood. Also there will be more noise, less air and light, increased density, increased burden on already taxed existing infrastructure, increased traffic and safety concerns, and decreased street parking.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE TENTATIVE MAP. Second by Watson. Passed by a 4-0 vote with Chairperson Steele abstaining, and Commissioners Skorepa and Stryker not present.

ITEM-12: HOLLISTER STREET STORM DRAIN. - RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0368.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. 99-018. Second by Watson. Passed by 4-0 vote with Commissioners Butler, Skorepa and Stryker not present.

ITEM-13: 235 MARKET STREET TENTATIVE MAP NO. 98-1123.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT TO THE COMMISSION NO. P-99-034. Second by Watson. Passed by a 4-0 vote with Commissioners Butler, Skorepa, and Stryker not present.

ITEM-14: AASE RESIDENCE PDR 98-0476.

Removed from docket by staff as this project was inadvertently docketed for Planning Commission.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 10:40 a.m.