

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 19, 1998
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 2:36 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-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
Rob Hawk, Deputy City Engineer, DSD-present
Linda Lugano, Recorder-present

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

Daniel Fagan and Ronald Anderson requested that the Planning Commissioners direct the City Manager or City Attorney's office to begin establishing criteria for the elements that would be required for a Conditional Use Permit for a location to house a year-round homeless shelter. Vice-Chairperson Anderson requested that staff schedule a workshop for the Commission to discuss homeless housing and shelters.

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

Staff requested that Item No. 7, the Moncrieff Residence be continued indefinitely in order for all parties to work together to resolve the issues at hand.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough advised the following: The LU&H Committee accepted a report from the Manager regarding the initiation of a focused work program for multiple use trail corridors. A report to be provided to the Commissioners; notice of a workshop, scheduled for Saturday, March 21, 1998 regarding the Chollas Creek Enhancement Project; DSD and C&ED have begun working with the school district on an element of the BEEP (Built Environment Education Program); after the recent workshop held on Mid-City, staff was interested in knowing the Commission's interest in a field trip to the corridors where higher density would be included.

The City Attorney informed the Commission that the LaValencia Hotel substantial conformance item was questioned as to whether or not it is appealable to the City Council. The applicant has objected to our treatment of this item as a Process 4. To advise further.

Rob Hawk presented photos of flooded areas in Mission Valley due to heavy rains, as previously requested by Commissioner White.

ITEM-4: COMMISSION COMMENT.

Chairperson Steele advised that at LU&H, on March 25, 1998, the subject of "downtown" will be addressed.

Commissioner Butler discussed the final action taken by the Coastal Commission regarding the Hicks Residence.

Vice-Chairperson Anderson inquired as to what the Planning Commission's role is in their interpretation of certain projects and the latitude they or staff may have in making recommendations to improve the quality and design of projects in the Coastal Zone.

Commissioner Butler spoke to the filming of a movie and the producer's request to close down a portion of the San Diego freeway for two weeks; staff was directed to pass this on to our Film Commission for review.

Items 14 and 15 were trailed from March 12, 1998:

ITEM-14: APARTMENT VACANCY RATE DETERMINATION REGARDING CONDITIONAL USE PERMITS FOR COMPANION UNITS AND CONDOMINIUM CONVERSIONS.

Joey Perry presented Report to the Planning Commission No. P-98-034.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Anderson. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-15: MID-YEAR REPORT REGARDING THE CITY'S CAPITAL IMPROVEMENTS PROGRAM/UPDATE ON EFFORTS TO INVOLVE PLANNING GROUPS.

Charlene Gabriel presented Report to the Planning Commission No. P-98-044.

No one present to speak.

COMMISSION ACTION:

This was an information report only. No Planning Commission action was required. Vice-Chairperson Anderson requested that in the future a comparison be provided between what the City is planning as capital improvements relative to what the community plans say they need as capital improvements over the planning period in an effort to ascertain how much we're deferring projects and if and where we're falling behind.

ITEM-5: **INITIATION OF AMENDMENTS TO THE SORRENTO HILLS COMMUNITY PLAN AND TO THE CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN.**

Nick Osler presented Report to the Planning Commission No. P-98-042.

Testimony in favor by:

Bill Meyer, representing the applicant for the Sorrento Hills application, Westbrook Torrey Hills. Advised, that if the applicant had a preference on this it would have been handled by a substantial conformance review. Further discussed the boundaries of moving .04 acres out of Carmel Valley into Sorrento Hills; and .03 acres out of Sorrento Hills into Carmel Valley and lining the boundaries up with the appropriate spot for the rear lots. They would prefer to see the park site north of Street A entirely in 8A, and they are not interested in spending money to continue studying it and doing another CPA in Neighborhood 10.

Testimony in opposition by:

Elliot Leonard, representing Carmel Oaks. This process has been going on for nine years. They have been going forward for their final map. They have cooperated and have tried to be part of the 8A process, even though they are in Neighborhood 10.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATIONS. Second by Watson. This motion was withdrawn.

MOTION BY WATSON TO APPROVE THE INITIATION FOR SORRENTO HILLS AMENDMENT. Second by White. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

MOTION BY WHITE TO DENY THE INITIATION FOR NEIGHBORHOOD 10. Second by Butler. Failed by a 3-2 vote with Commissioner Watson and Chairperson Steele voting nay.

*Commissioner Watson
VICE-CHAIR*

*Anderson
JL 4/2/98*

MOTION BY BUTLER TO APPROVE BOTH INITIATIONS. Second by Anderson. Passed by a 4-1 vote with Commissioner Watson voting nay and Commissioners Quinn and Skorepa not present.

ITEM-6:

INITIATION OF AN AMENDMENT TO THE NEIGHBORHOOD ELEMENT OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN TO MODIFY THE RECOMMENDED 11 FOOT DEDICATION ON THE NORTH SIDE OF THE CHOLLAS CREEK DRAINAGE CHANNEL.

Coleen Frost presented Report to the Planning Commission No. P-98-051.

Testimony in favor by:

David Swearins, member of community planning group. Advised that the group supported the initiation request. They are concerned that the mitigation that the Commission reviews will address the goals of the plan and the policy that exist.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION. Second by Watson. Passed by a 4-0 vote with Commissioner Butler abstaining and Commissioners Quinn and Skorepa not present.

ITEM-7: **MONCRIEFF RESIDENCE.**

COMMISSION ACTION:

MOTION BY WATSON TO CONTINUE. Second by Anderson. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-8: **MISSION CITY SPECIFIC PLAN, DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, RESOURCE PROTECTION ORDINANCE PERMIT, REZONING AND STREET VACATIONS AND AN AMENDMENT TO THE MISSION CITY CONDITIONAL USE PERMIT 96-0680.**

Nick Osler presented Report to the Planing Commission No. P-98-043.

Testimony in favor by:

Mike McDade and Doug Boyd, representing Fenton. Explained that the Mission Valley Unified Planning Committee unanimously approved the project with two additional conditions: that Rio San Diego Drive be connected to A Street, and that the two million plus dollars that Fenton will pay for construction of the Milly Way Bridge be specifically appropriated by the City for that purpose so that it is not diverted to other City projects. Fenton has agreed to both these conditions. Spoke to the project design and trolley station access. Also spoke to the "flexibility and permitted uses" issue to allow alternative land use types and intensities, designs, grading and access appropriate to accommodate those alternatives. The CC-3-5 zone, recommended by the City Manager was also discussed as not being appropriate for Mission City due to the property's location between a primary arterial and a major public transportation line. They feel the appropriate zone is the CR-1-1 zone. Also discussed the comparisons of the CC zone and CR zone. Fire response time was discussed in detail as well. They requested approval of this project to the City Council.

No one was present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE INCLUSION OF THE NORTHSIDE DRIVE CONNECTION IN THE TENTATIVE MAP AND REQUIRE A FURTHER EAST-WEST CONNECTION AT A LOCATION TO BE DETERMINED; AND THE ELIMINATION OF THE CONDITIONAL PHRASE IN THE MITIGATION MEASURES, I.E., "IF AT THE TIME OF DEVELOPMENT...". Second by Watson. Failed by a 3-2 vote with Commissioners Butler and White voting nay and Commissioners Quinn and Skorepa not present.

AS THE MOTION FAILED THE ORIGINAL MOTION WAS PUT BACK ON THE FLOOR BY ANDERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE INCLUSION OF THE NORTHSIDE DRIVE CONNECTION IN THE TENTATIVE MAP AND REQUIRE A FURTHER EAST-WEST CONNECTION AT A LOCATION TO BE DETERMINED; AND THE ELIMINATION OF THE CONDITIONAL PHRASE IN THE MITIGATION MEASURES, I.E., "IF AT THE TIME OF DEVELOPMENT...". Second by Watson. Passed by a 4-1 vote with Commissioner Butler voting nay and Commissioners Quinn and Skorepa not present.

ITEM-9: KARAFFA TENTATIVE MAP (TM) NO. 95-0275.

Bill Tripp presented Report to the Planning Commission No. P-98-052.

Testimony in favor by:

Mel Karaffa, representing himself. Advised he concurs with staff's recommendations.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION. Second by White. Passed by a 4-0 vote with Commissioners Watson, Quinn and Skorepa not present.

ITEM-10: **CENTRE FOR HEALTH CARE/PERSONALLY FIT PROPOSED
CONDITIONAL USE PERMIT NO. 96-7859.**

Bob Korch presented Report to the Planning Commission No. P-98-053.

Testimony in favor by:

Lee Okeson, applicant. Advised that he is in concurrence with the staff report.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION.
Second by Anderson. Passed by a 4-0 vote with Commissioners Watson, Quinn and Skorepa not present.

ITEM-11: **NOTO RESIDENCE RESOURCE PROTECTION ORDINANCE
PERMIT/SOUTHEAST SAN DIEGO HISTORIC PERMIT WITH
VARIANCES 96-0068.**

Corey Braun presented Report to the Planning Commission No. P-98-056.

Testimony in favor by:

Paul Johnson, architect and Vincent Noto. Both discussed the historic aspect of the house and the area of Sherman Heights. The subterranean structure with hydraulic garage door and the interesting design. Explained the rationale behind purchasing this home and the financing involved. How he will definitely live in this house with his family. The driveway situation and the four car garage with two parking spaces in the rear of the home. Also discussed setback requirements, FAR, landscaping, the allowance of diagonal plan dimension of 78" where a maximum diagonal plan of 62.5" is allowed and the separation between curb cuts of 8' where a minimum of 30' between curb cuts is required.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO ALLOW THE APPLICANT TO COME BACK WITH ALTERNATE SOLUTIONS FOR A TWO-CAR GARAGE. Second by Butler. Passed by a 4-0 vote with Commissioners Watson, Quinn and Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:36 p.m.