

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 25, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:06a.m. Chairperson Steele adjourned the meeting at 12:51 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-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-not present
Kelly Broughton, Deputy Director, DSD-not 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 AGENDA ITEMS.

Item No. 11, McDonald Residence, CDP 96-7934, was requested to be continued by staff due to a noticing error.

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

None.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Vice-Chairperson Anderson requested docketing of discussions of workshops to be initiated by the Planning Commission regarding General Plan related issues. This will be scheduled within the next month. It was requested that Gail Goldberg, City Planner be available at this meeting and provide information about members appointed for committees and sub-committees.

Commissioner Skorepa advised of her trip to Washington, D. C. at the State Department as part of the City's team for the development of the Gateway in San Ysidro. The meeting was about the pedestrian bridge and the Port of entry and it was convened to get all the other agencies to give their issues to the City and the developer. Commissioner Skorepa will keep the Commission apprized.

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

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES. Second by White. Passed by a 5-0 vote with Commissioners Skorepa and Stryker abstaining as they were not at that meeting.

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

Cathy Winterrowd presented Report to the Planning Commission No. P-99-037.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 5-0 vote with Commissioners Butler and Watson abstaining.

ITEM-8: AMENDMENT OF AFFORDABLE HOUSING DENSITY BONUS PROGRAM.

Myles Pomeroy presented Report to the Planning Commission No. P-99-035.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATIONS WITH THE DELETION OF THE FOLLOWING FROM POINT NO. 4 UNDER DEVIATIONS FROM DENSITY BONUS AND AFFORDABLE HOUSING PROVISIONS, ATTACHMENT 2, "...OR VIOLATE OTHER APPLICABLE SECTIONS OF

THE LAND DEVELOPMENT CODE". SENTENCE SHOULD READ, "GRANTING THE DEVIATION WILL NOT ADVERSELY AFFECT IMPLEMENTATION OF THE GENERAL PLAN, THE COMMUNITY PLAN FOR THE AREA IN WHICH THE PROPOSED DEVELOPMENT IS LOCATED, OR CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS." Second by White. Passed by a 7-0 vote.

ITEM-9: SHARPE REES STEALY RANCHO BERNARDO HEALTH CARE FACILITY - CONDITIONAL USE PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, M-1P PERMIT AMENDMENT, AND LOT LINE ADJUSTMENT.

Mike Westlake presented Report to the Planning Commission No. P-99-040 and read into the record four conditions from the Rancho Bernardo Community Planning Board requested to be included in the permit.

Testimony in favor by:

Angela Reed, representing Sharp Rees-Stealy. Explained the objective of Sharp and the rationale for this new building. They cannot achieve their objective in the current spacing and they need to have additional square footage to expand their services. They have support of the RB Planning Group and requested that the Commission approve the project.

Eric Lathers, representing BRG Consulting. Spoke to the following issues: appropriate use at this site, consistency with the community plan; design and siting of the facility compatible with surrounding development, traffic generation the same or less than development allowed by the zoning; substantial community review; project design and mitigation addressing the opponents concerns. The applicant has agreed to five of the six Committee's recommendations all of which affect project identity and site specific traffic flow. This approval will allow the applicant to continue to provide its valuable health care services for the RB community.

Tom Burke, volunteer for Sharp facility. Explained that the patients at this facility come from all over the county. He knows that everyone is extremely pleased with the help and assistance they receive there and it would be unfortunate if they could not expand to a bigger, better building.

Elsie Garwood, resident. She has had extensive assistance from everyone at this facility and she had to frequent it often. She has to have physical therapy and having it so close to her home is extremely beneficial.

Oliver Garwood, resident. Feels it is an excellent idea to expand this facility.

Winifred Garvin, resident. She volunteers at the facility and feels the existing building is obsolete - for one thing it needs more parking. This HMO is wonderful and no one has any complaints. They are badly in need of this new building.

Testimony in opposition:

Don Buckley, President, GP Batteries. His business is adjacent to the proposed project in RB. Sharp is his company's health care provider and he feels they do an excellent job. He further explained that he is not against the proposed project, but he is against the location of this project. Feels that due to the increase in patients, there will be a greater traffic impact for this location. Requests the applicant look into alternative sites.

Jeffrey Stoke, representing GP Batteries. Identified substantial adverse impacts upon the RB Community, property owners/tenants within Bernardo Industrial Park North and the project site and its surrounding environment. Their concerns were not considered during the RB hearing process. This project and impacts have not been adequately quantified or analyzed. Discussed the incompatibility of this site in relation to the Battery site next store. Spoke to the alternative sites suggested to the developer. This project is going to generate 2,750 vehicle trips per day. Discussed landscaping of a suggested wall for buffering.

Ted Griswold, representing GP Batteries. Addressed the biological impacts that were inadequately addressed in the EIR; coastal sage, noise and the impact not analyzed. Because the approval process for this proposed project is proceeding rapidly, there has been virtually no opportunity to fully analyze the proposed mitigated negative declaration with interested parties in the Community.

Lee Okeson, resident. Expressed his concerns about the Community Plan. The industrial park is a very important feature in the plan and it has been a very stable, light industrial use and recently has been subject to signs of erosion. The proposed project is a regional type facility and the existing location in the M-IP is an illegal non-conforming use.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AND INCLUDE THE ADDITIONAL CONDITIONS AS REQUESTED BY THE COMMUNITY PLANNING GROUP AS FOLLOWS:

ENTRY SIGN CLEARLY DELINEATING THE SHARP-REES STEALY ENTRANCE.

ADD A TRAFFIC BUMP ON THE EXIT SIDE OF THE DRIVEWAY BEFORE THE STOP SIGN AT VIA TAZON.

LANDSCAPE STRIP SEPARATING THE GP BATTERY SIDE AND SHARP REES-STEALY SITE TO BE HEAVILY LANDSCAPED WITH SHRUBS, TREES AND GROUNDCOVER.

SITE RETAINING WALLS WILL BE A MAXIMUM OF EIGHT FEET IN HEIGHT. IF ADDITIONAL HEIGHT IS NEEDED, USE TWO RETAINING WALLS SEPARATED BY A FIVE FOOT FLAT LANDSCAPE STRIP. IN NO CASE SHALL ANY RETAINING WALLS BE HIGHER THAN EIGHT FEET.

ALSO INCLUDE THE FINDING OF EXTRAORDINARY BENEFIT TO SUPPORT ALTERNATIVE COMPLIANCE FINDINGS FOR THE RPO PERMIT, ATTACHMENT NO. 1 IN BRG CONSULTING'S LETTER PRESENTED ON MARCH 25, 1999. Second by Anderson. Passed by a 5-0 vote with Commissioners Butler and White abstaining.

ITEM-10: FISCAL YEAR 2000 CITY OF SAN DIEGO CONSOLIDATED ANNUAL PLAN

Nancy Williams, San Diego Housing Commission presented the Housing Commission's Report No. P-99-041.

Testimony in opposition by:

Mel Shapiro, representing himself. Feels the City has violated and is violating the Plan submitted to HUD which said renters were a high priority. Since these households, mostly children, are admittedly given nothing, the City knows they are actually the lowest priority of the Housing Commission. Poor children, mostly all minorities, are known to live in overcrowded, third world conditions, but the Housing Commission is more concerned about households earning \$30,000 a year. Feels the City has total disdain for its low income population.

Public testimony was closed.

COMMISSION ACTION:

CONSENT MOTION BY ANDERSON TO CONTINUE TO APRIL 8, 1999 SO THAT A DRAFT IS PRESENTED THAT INCLUDES, UP FRONT, A DISCUSSION OF WHAT PERCENT OF HOUSEHOLDS IN NEED WE ARE SERVING, FOR EXAMPLE BY TYPE OF HOUSEHOLD IN NEED CATEGORY, LOWEST, MODERATE INCOME, ETC., COMPARED TO THE FIVE YEAR PLAN TARGETS. Second by White. Passed by a 7-0 vote.

ITEM-11: McDONALD RESIDENCE.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO APRIL 8, 1999 AT THE REQUEST OF STAFF. Second by White. Passed by a 7-0 vote.

ITEM-12: APPEAL OF STEVENSON'S RESIDENCE, COASTAL DEVELOPMENT PERMIT, LOCATED AT 12753 VIA ESPERIA, NO. 98-0538.

Judy Johnson presented Report to the Planning Commission No. P-99-039.

Testimony in favor of the appeal by:

Kathryn Conniff, representing herself and Jarad Tanbakuchi. Stated that the project proposes a Coastal Development permit on a vacant lot of approximately 4,400 square feet within the R-1-5 zone. The property owners own two contiguous vacant lots of approximately 8,747 square feet. She questioned why the development is being allowed on a lot size smaller than 5,000 square feet. Why do these two contiguous lots remain unmerged and what were the City's findings regarding this issue.

Testimony in opposition of the appeal:

Scott Stevenson, applicant. Stated he was here to answer questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Butler. Passed by a 7-0 vote.

ITEM-13: EUCLID PARTNERS. TENTATIVE PARCEL MAP.

John Fisher presented Report to the Planning Commission No. P-99-030.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE MAP. Second by Butler. Substitute motion made.

MOTION BY WHITE TO CONTINUE TO GIVE THE APPLICANT TIME TO BRING BACK A POTENTIAL DESIGN DESCRIPTION OF ALL THREE PARCELS. No second.

VOTE TAKEN ON THE ORIGINAL MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE MAP. Passed by a 5-2 vote with Chairperson Steele and Commissioner Skorepa voting nay.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:51 p.m.

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 1, 1999**

The Planning Commission Meeting of April 1, 1999 has been adjourned to Thursday, April 8, 1999 at 9:00 a.m. in Council Chambers, 12th floor, City Administration Building.