

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MARCH 30, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:05 a.m. Vice-Chairperson Anderson adjourned the meeting at 12:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-not 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-not present
Rick Duvernay, 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.

Matt Peterson requested that Item No. 9, McGuire Residence be continued to April 20, 2000 to allow time to continue to negotiate with Joanne Pearson on an acceptable resolution of the modifications to the paper street to meet and address her concerns. Joanne Pearson requested that this matter be continued to May 18, 2000 as she will be out of town on the 11th of May. Staff concurred with the later date. The item was continued to May 18, 2000.

Item No 11, Proposed First Quarterly Update to the Land Development Code was removed from the docket due to a noticing error. It has been rescheduled for April 20, 2000.

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

Item No. 15, Harbor Lights Resort was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

Commissioner Brown inquired as to the status of the FAA Report for Brown Field. Staff advised that this report is not complete and would not be available before the hearing on the expansion.

ITEM-5A: LA JOLLA COMMUNITY PLAN UPDATE INFORMATIONAL WORKSHOP.

Mike Tudury presented Report to the Planning Commission No. P-00-054.

Testimony by Mark Lyon and Joanne Pearson. Workshop was held and no action was taken.

ITEM-6: GILBERT RESIDENTIAL RELOCATION NEIGHBORHOOD DEVELOPMENT PERMIT NO. 40-0036.

Norm Stockton presented Report to the Planning Commission No. P-00-058.

Testimony in favor of the appeal by Jeff Durden.

Testimony in opposition to the appeal by James Eric Gilbert.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-7: NEPTUNE WEST UNITS PROPOSED TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT NO. 99-0835.

Kevin Sullivan presented Report to the Planning Commission No. P-00-043.

Testimony in favor by Scott Spencer.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION, APPROVE TM, SUBJECT TO CONDITIONS OF APPROVAL IN ATTACHMENT 5, AND APPROVE CDP NO. 99-0835 SUBJECT TO CONDITIONS OF APPROVAL IN ATTACHMENT 6. Second by Brown. Passed by a 6-0 vote with Commissioner Butler not present

ITEM-8: INITIATION OF AN AMENDMENT TO THE PACIFIC BEACH COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 0.832 ACRE LOT FROM VERY LOW DENSITY (0-2 DU/ACRE) RESIDENTIAL TO VERY LOW DENSITY (2-5 DU/ACRE) RESIDENTIAL. PIRD/RPO/TM 99-0407.

Mike Tudury presented Report to the Planning Commission No. P-00-056.

Testimony in favor by Ken Hawkins, Jam Malhas, Penny Holmes, Bob Porter, Jeff Rosan.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO MAY 11, 2000 FOR STAFF TO BRING BACK A PROPOSAL FOR A COMMUNITY PLAN AMENDMENT TO "CLEAN UP" ALL THE PARCELS IN THE PLAN AREA THAT ARE INCONSISTENT WITH THE PLAN. Second by Stryker. Passed by a 5-1 vote with Chairperson Steele voting nay and Commissioner Butler not present.

ITEM-9: MCGUIRE RESIDENCE COASTAL DEVELOPMENT PERMIT, SENSITIVE COASTAL RESOURCE PERMIT, NO. 93-0628, TO REMODEL AND ADD FLOOR AREA TO AN EXISTING SINGLE FAMILY RESIDENCE. LA JOLLA COMMUNITY PLAN AREA.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO MAY 18, 2000. Second by Anderson. Passed by a 4-0 vote with Commissioners Butler, Stryker and Skorepa not present.

ITEM-10: SOUTH VILLAGE AT BLACK MOUNTAIN RANCH.

Mike Westlake presented Report to the Planning Commission No. P-00-063.

Testimony in favor by Mike Stepner, Gail MacLeod, Donna Jones and Fred Maas.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING REVISED LANGUAGE FOR AFFORDABLE HOUSING AS SUBMITTED BY THE APPLICANT AT THIS HEARING:

1. PAGE 3, PARAGRAPH (i)...."TWELVE MONTHS AFTER THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A RESIDENTIAL MARKET RATE UNIT", STRIKING "EXCLUDING MODEL HOMES".
2. PAGE 4, (ii), "THE DATE SHALL BE TWO YEARS AFTER THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR A RESIDENTIAL MARKET RATE UNIT", STRIKING "EXCLUDING MODEL HOMES".

3. PAGE 6, CONTINUANCE OF POINT E, "...GOOD CAUSE SHALL INCLUDE, BUT NOT BE LIMITED TO ACTS OF GOD, LABOR STRIKES, WAR, RIOTS , FINANCIAL INFEASIBILITY, ACTS OF FEDERAL OR STATE GOVERNMENTAL AGENCIES OR LITIGATION, ETC.....".

Second by Stryker. Passed by a 5-0 vote with Chairperson Steele abstaining and Commissioner Butler not present.

ITEM-11: PROPOSED FIRST QUARTERLY UPDATE TO THE LAND DEVELOPMENT CODE.

This item was removed from the docket due to a noticing error. It has been rescheduled for April 20, 2000 at 9:00 a.m.

ITEM-12: SILVER OAKS TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, PLANNED RESIDENTIAL DEVELOPMENT HILLSIDE REVIEW, AND STREET VACATION FOR AN 8 LOT (7 RESIDENTIAL, ONE OPEN SPACE) DEVELOPMENT NO. 99-0023.

Bob Gentles presented Report to the Planning Commission No. P-00-033.

Testimony in favor by Gary Anderson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION. Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-13: AT&T - MONONGAHELA CONDITIONAL USE PERMIT NO. 99-0464-12 FOR THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 4985 MONONGALELA STREET.

Patrick Hooper presented Report to the Planning Commission No. P-00-065 and advised that there was an error in the report for this project. The report states that the proposal was for a trellis when in fact it is actually a twenty foot palm tree.

Testimony in favor by Doug Munson.

No one present to speak in opposition.

COMMISSION ACTON:

MOTION BY SKOREPA TO CERTIFY THE ENVIRONMENTAL NEGATIVE DECLARATION NO. 99-0464-12 AND APPROVE CONDITIONAL USE PERMIT NO. 99-0464-12. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-14: AT&T MORRISON POLE, CONDITIONAL USE PERMIT NO. 99-0464-59, FOR THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A TWENTY FOOT HIGH FAUX MEXICAN FAN PALM.

Patrick Hooper presented Report to the Planning Commission No. P-00-066.

Testimony in favor by Doug Munson.

Testimony in opposition by Maren Clausen.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CERTIFY ENVIRONMENTAL NEGATIVE DECLARATION NO. 99-0464-59 AND APPROVE CONDITIONAL USE PERMIT NO. 99-0464-59. Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-15: HARBOR LIGHTS RESORT TM 99-1100.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S
RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING
COMMISSION NO. P-00-061. Second by Anderson. Passed by a 4-0 vote with
Commissioners Butler, Skorepa and Stryker not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 12:30 p.m.