

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING  
APRIL 4, 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. Vice-Chairperson Lettieri adjourned the meeting at 5:35 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Vacant Seat  
Betsy McCullough, Planning Department-present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-not present  
Jeff Strohminger, 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.**  
None.

**ITEM-2: REQUESTS FOR CONTINUANCE.**  
Randy Berkman and Eric Bowlby requested that Item No.14, Mission City Parkway Bridge be continued as it was not properly noticed; and also for clarification of the process. After staff provided legal documents to assure the Commission that it was correctly noticed and that it is a Process 4, it was determined that this item would be heard today.

**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 thanked the Commissioners for their participation in the joint LU&H Committee hearing on the Strategic Framework Plan as well.

**ITEM-5: COMMISSION COMMENT:**  
None.

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

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THESE MINUTES. Second by Garcia.  
Passed by a 5-0 vote with Commissioner Schultz recusing.

**ITEM-7: APPEAL OF HEARING OFFICER'S APPROVAL OF THE OTAY MESA MOBIL CONDITIONAL USE PERMIT NO. 40-0348.**

Jeff Peterson presented Report to the Planning Commission No. P-02-014, briefed the Commission on the status of the project since the last hearing, and read revisions into the record.

Testimony in favor of the appellant's appeal, opposed to the project by Tim Tallarida and Roque De La Fuente.

Testimony in favor of the applicant's appeal, opposed to the Hearing Officer's decision by Bob Faudoa and Ali Amani.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO UPHOLD THE APPLICANT'S APPEAL; DENY THE APPEAL TO OPPOSE THE PROJECT AND APPROVE THE CONDITIONAL USE PERMIT, PER STAFF RECOMMENDATION WITH THE FOLLOWING MODIFICATIONS:

THE LIFE OF THE OVERALL CUP FOR THE FACILITY SHALL BE 30 YEARS; THE LIFE FOR THE ALCOHOL SALES SHALL BE 10 YEARS;

HOURS OF ALCOHOL SALES SHALL BE LIMITED TO 6:00 A.M. TO MIDNIGHT;

CERTIFY THE MITIGATED NEGATIVE DECLARATION AS BEING PREPARED IN COMPLIANCE WITH CEQA.

Second by Brown. Passed by a 5-0 vote with Chairperson Anderson recusing.

**ITEM-8: APPEAL OF HEARING OFFICER'S APPROVAL FOR SITE DEVELOPMENT PERMIT/MAP WAIVER (SDP/MW) NO. 41-0532, THE PARK ROYAL CONDOMINIUM PROJECT.**

Testimony in favor of the appeal, opposed to the project by Alex Sachs, Jim Kelly-Markham and Noel Nudeck.

Testimony in opposition to the appeal, in favor of the project by Albert Yedidsion and Michael Jones.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO UPHOLD THE APPEAL AND DENY THE PROJECT ON THE BASIS OF THE COMMUNITY PLAN; PREFERENCE FOR A MORE PEDESTRIAN-ORIENTED PROJECT; PARKING SHOULD BE IN THE REAR; OR THE GARAGES SHOULD NOT BE SO DOMINANT A FEATURE; AND THE DENSITY SHOULD BE CLOSER TO TEN DWELLING UNITS PER ACRE, RATHER THAN FIVE.. Staff was directed to schedule a presentation by the City's ADA Manager to update the Planning Commission on the ADA requirements. Second by Garcia. Passed by a 4-1 vote with Commissioner Schultz voting nay and Commissioner Butler recusing.

**ITEM-9: MISSION VILLAGE TENTATIVE PARCEL MAP/PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 99-1245 (OLD CODE). PROCESS 4.**

Patricia Grabski presented Report to the Planning Commission No. P-02-043.

Testimony in favor by Randy Lang, Paul Robinson, Steve Avoyer, Gary London, Harvey Elkins, Barbara Koko and Michael Fraire.

Testimony in opposition by Mary Johnson, Cindy Moore, Donald Knoell for Trevor Wells, Kathy Elliott, Dave Potter, Anna Mathews, Barbara McLachlan, Wayne Riggs, Monica Fuentes, Bruce McLachlan, Ray Butler, Judi Mitchell, Glenn Torbett, Tauri Seaver, Jo Deeg, Julie Dahlin, Russ Breese, Peggy Breese, Cindy McIntyre, Scott McLachlan, Doug Beckham, and Noel Nudeck.

Public testimony was closed.

**TODAY'S ACTION:**

MOTION BY BUTLER TO CONTINUE TO MAY 2, 2002 TO ALLOW THE APPLICANT TIME TO CONSIDER THEIR OPTIONS, STRATEGIZE AND COME BACK TO THE COMMISSION. Second by Schultz. Passed by a 6-0 vote.

**ITEM-10: EXPANSION OF YMCA ON FRIARS ROAD - CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT/DEVIATION/BOUNDARY LINE ADJUSTMENT NO. 5244/AMENDMENT TO CUP 91-0215 (MMRP) PROCESS 4.**

Morris Dye presented Report to the Planning Commission No. P-02-052.

Testimony in favor by Noel Nudeck.

Testimony on opposition by Randy Berkman.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT (MMRP); AND APPROVE CUP/SDP DEVIATION PERMIT NO. 5244 AND MHPA BOUNDARY ADJUSTMENT; AND ADD THE WORD "MONITORING" (AS WELL AS MAINTENANCE) TO THE BEST MANAGEMENT PRACTICES FOR THE PERVIOUS CONCRETE PAYMENT. Second by Schultz. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-11: **AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE BLACK MOUNTAIN RANCH SUBAREA PLAN TO RE-ALLOCATE AND RE-CONFIGURE LAND USES, MODIFY THE LOCAL CIRCULATION SYSTEM, AND INCREASE THE NUMBER OF MULTIPLE DWELLING UNITS IN THE SANTALUZ PORTION OF THE SOUTH VILLAGE. PROJECT NO. 41-1021.**

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-048. Second by Brown. Passed by a 6-0 vote.

ITEM-12: **OLSEN INDUSTRIAL LOT - A SITE DEVELOPMENT PERMIT, RE-ZONE (RZ) AND PUBLIC RIGHT-OF-WAY USE PERMIT, PROJECT NO. 1384, COUNCIL DISTRICT 5. PROCESS 5.**

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-038. Second by Brown. Passed by a 6-0 vote.

ITEM-13: **CITY OF SAN DIEGO'S FY 2003 ACTION PLAN FOR COMMUNITY DEVELOPMENT.**

Rob Albrecht presented Report to the Planning Commission No. P-02-035.

Testimony in favor by Michael Sprague and Noel Nudeck

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE INCORPORATION OF THE RURAL HOMELESS. Second by Schultz. Passed by a 5-0 vote with Commissioner Butler not present.

ITEM-14: **MISSION CITY PARKWAY BRIDGE - SITE DEVELOPMENT PERMIT/ENVIRONMENTALL SENSITIVE LKANDS.MHPA BOUNDARY LINE ADJUSTMENT NO. 4985.**

Morris Dye presented Report to the Planning Commission No. P-02-051.

Testimony in favor by Bess Wakeman, Ky Synder and Tom Sudberry.

Testimony in opposition by Randy Berkman.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AND CERTIFY THE EIR NO. 40-0559, ADOPT MMRP; AND APPROVE SDP (ESL) PERMIT NO. 4985 AND MHPA BOUNDARY ADJUSTMENT WITH THE PROVISION THAT STAFF RE-ADDRESS THE DIMENSIONS OF THE ROADWAY AND SIDEWALK TO ALLOW FOR ADEQUATE PEDESTRIAN CIRCULATION. Second by Brown. Passed by a 4-0 vote with Chairperson Anderson recusing and Commissioner Butler not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Lettieri at 5:35 p.m.