

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 8, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:03 a.m. Vice-Chairperson Anderson adjourned the meeting at 11:56 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not 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-not present
Mary Jo Lanzafame, City Attorney-present
Gary Halbert, Deputy Director, Development Review-not present
Kelly Broughton, Deputy Director, Development Review-not present
Bob Didion, Program Manager, 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 FOR MORNING AGENDA ITEMS.

None.

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

Items No. 12, 13 and 15 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Vice-Chairperson Anderson advised of a newspaper article which stated that HNTB Consultants completed their draft study of the Airport alternatives and will be presenting them to the Port Commission in late May for a preferred alternative. Mr. Anderson requested that staff report back to the Commission if they reviewed HNTB's rating of the impact each alternative would have on surrounding land uses, given that the land uses are in the City of San Diego's jurisdiction and if they concur with the consultants evaluation. Ms. McCullough assured the Commission that staff will report back as Miriam Kirshner has been participating in a variety of technical committees that the Port District has been conducting.

Ms. McCullough advised, so the Commission understands the selection of a preferred alternative, means because it's involved with an EIS process, it's the alternative that would be considered the project. It's not a decision on a runway alternative, it is identification of what the project would be for the environmental document.

Mr. Anderson requested feed back at the next Commission meeting so there is enough time to write a letter to the City Council should the Commission decide to do so regarding this issue.

ITEM-6: APPROVAL OF MINUTES OF MARCH 25, 1999.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE MINUTES. Second by White. Passed by a 5-0 vote with Chairperson Steele and Commissioner Stryker not present.

ITEM-7: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE TORREY HIGHLANDS SUBAREA PLAN (SUBAREA IV) TO REDESIGNATE AN APPROXIMATELY 30 ACRE PARCEL OF LAND FROM LOW DENSITY RESIDENTIAL (2-5 DU/AC) TO LOW MEDIUM DENSITY RESIDENTIAL (5/10 DU/AC) PROJECT NO. 99-0138. RO - PLAN AMENDMENT/SPECIFIC PLAN - RANCHO VALLEY FARMS SPECIFIC PLAN

Anna McPherson presented Report to the Planning Commission No. P-99-055.

Testimony in favor by:

Mark Perlman, representing D.R. Horton. Explained that he too is concerned about housing supply in San Diego. One of the problems involved with the supply is the timing to get through the process. By continuing this initiation will just slow up the process. They have a coalition of all the property owners and builders involved in this subarea, and they have been working together for a year. The owners and developers who attend these meetings comprise 95% of the properties in the subarea. The other property owners all know what they are doing with this initiation and are looking for higher density uses in other parts of the subarea. It has been somewhat difficult to get as many units on each particular site due to site constraints alone. Urged approval to continue moving forward to get the supply of housing to the market as quickly as possible.

Public testimony was closed.

specifically address housing density & the factors influencing proposed densities in that area

*Revised 4-20-99
PP*

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION WITH THE REQUIREMENT THAT A WORKSHOP FOR AN OVERVIEW OF WHAT IS BEING PLANNED IN SURROUNDING AREAS BE HELD WITHIN 30 DAYS FROM THE DATE OF INITIATION. Second by White. Passed by a 5-0 vote with Chairperson Steele and Commissioner Stryker not present.

ITEM-8: HILLSIDE RESIDENCE. APPEAL OF COASTAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT No. 96-7549.

Glenn Gargas presented Report to the Planning Commission No. P-99-050.

Testimony in favor of the appeal/opposed to the project:

Atti Hughes, Appellant. Spoke to her rationale for appealing this project based on the following: conflict with other matters including the La Jolla Land Use permit and Coastal Hillside Review ordinance; permit findings are not supported by the requirements of this plan and ordinance; the LDR bases its conclusions on factual errors by not addressing the requirements of the La Jolla Shores LCP and such procedure is of City wide significance. Fears her property and house will be endangered if there is a landslide.

Scott Peters, representing La Jolla Shores Town Council. Explained that this is a difficult site to build on and it is one of the last undeveloped large lots in La Jolla. Originally, it was not supposed to be developed. Illustrated a map from a 1977 study which disclosed the landslide. Spoke to the chronology of the activity of the progress on this lot. Explained that it was suggested that this house be built on a more stable portion of the site and requested the applicant to consider the alternative locations. Just asking for a safer lot to build on for everyone involved.

Joanne Pearson, representing the Sierra Club. Requested that the Commission seek the clearest possible analysis and explication from both staff and the City Attorney of what appears to be serious inconsistencies, if not permit violations associated with TM 75-119, HR 126 which the Hearing Officer indicated were controlling actions in regard to the current

project, and with Coastal permit 6-85-549-MP. Requested that the Commission require an EIR for this highly sensitive site. The extent of the geological hazard area differs between the 1987 Geocon report and the geological analysis done for the Voltz project in which an ancient landslide was also contained.

In opposition to the appeal/favor of the project:

Howard Oxley, architect. Spoke to the logic behind the selection of this lot and the location of the home. Discussed their intention of not wanting to build on an ancient landslide and the care that was taken to avoid same. Spoke to the borings that did reach the bottom of the landslide, despite what the opposition has stated. A single family home is appropriate for this piece of property. Displayed two maps indicating the compliments of the site and the rationale for the location of the house. Discussed the grading, geotechnical studies conducted, road and the methodology of installing the road, and how further testing would take place.

Dr. Mahmood Mahdavi, owner. Explained the history of the property and why he and his wife purchased the lot and the house they planned on building on it. Feels he did a lot of homework to complete all of the required processes involved and he has already spent a lot of money complying with all these requirements. Requested that the Commission approve this project today.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE INCLUSION OF TWO ADDITIONAL CONDITIONS: THAT SOILS BE TESTED BEFORE ANY ROAD IS BUILT TO ENSURE ADEQUACY FOR A RETAINING STRUCTURE ; AND A HOLD-HARMLESS CLAUSE FOR THE CITY BE INCLUDED. Second by Skorepa. Passed by 6-0 vote with Chairperson Steele not present.

ITEM-9: McQUIRE BORROW SITE. RESOURCE PROTECTION ORDINANCE/CARMEL VALLEY PLANNED DISTRICT PERMIT NO. 98-1174.

John Fisher presented Report to the Planning Commission No. P-99-046, and read an added condition into the record for the draft permit to address paleontological resources.

Testimony in favor by:

Janay Kruger, representing Monarch Project. These two property owners have had an agreement that there is a "hump" next door and it would fill the hole. They took the dirt out of the hole of the existing site to build Carmel Creek and Carmel Country. The McQuire Family trust has sold the project to RCG, and they are in for a Carmel Valley Planned District Development permit. This just enables the dirt to be moved so we don't have to import to one site and export to theirs. This required a land development review permit because of the amount of grading.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION WITH THE ADDED CONDITION THAT THE DIRT IS GOING TO THE ADJACENT SITE AND NOT OFF SITE. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

only Res= 4/22/99 ff

ITEM-10: PARADISE HOTEL. MISSION VALLEY PLANNED DISTRICT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0455.

John Fisher presented Report to the Planning Commission No. P-99-044.

No one present to speak.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION. Second by White. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-11: COX/SPRING PCS YAMAMOTO FARM - CONDITIONAL USE PERMIT NO. 95-0351-68.

Terri Bumgardner presented Report to the Planning Commission No. P-99-047.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 5-0 vote with Commissioner Watson abstaining and Chairperson Steele not present.

ITEM-12: RIO VISTA WEST; REPEAL OF AMENDMENTS TO THE FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT SPECIFIC PLAN (FSDRIP), THE MISSION VALLEY COMMUNITY PLAN, THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN, FSDRIP DEVELOPMENT AGREEMENT, AND THE RIO VISTA WEST DESIGN GUIDELINES.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-054. Second by Watson. Passed by a 5-0 vote with Chairperson Steele and Commissioner Stryker not present.

ITEM-13: EXTENSION OF TIME (EOT) FOR OTAY CORPORATE CENTER SOUTH PERMIT NO. 98-1094.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-052. Second by Watson. Passed by a 5-0 vote with Chairperson Steele and Commissioner Stryker not present.

ITEM-14: FISCAL YEAR 2000 CONSOLIDATED ANNUAL PLAN.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO APRIL 22, 1999. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-15: McDONALD RESIDENCE COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 96-7934.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT DATED APRIL 1, 1999. Second by Watson. Passed by a 5-0 vote with Chairperson Steele and Commissioner Stryker not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 11:56 a.m.