

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 20, 2000
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. Commissioner White adjourned the meeting at 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-not present
Commissioner Frisco White-present
Betsy McCullough, Planning & Development Review-not present
Bob Manis, Planning & Development Review-present
Mary Jo Lanzafame, 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.

None.

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

Item No. 8, Maple Street Rowhomes was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

Commissioner Skorepa inquired as to the "batching" of community plan amendment initiations. Staff to provide an answer to this during the follow up discussion to the Plan Amendment Initiation discussion discussed at a previous hearing.

Commissioner Butler requested that staff schedule a workshop as outlined in Mike Stepner's letter dated April 11, 2000 regarding a Planning Commission workshop to examine application of the Street Design Manual, TOD Guidelines, and Landscape Guidelines to Black Mountain Ranch North Village. Staff to report back with an appropriately scheduled date after meeting with Mr. Stepner.

ITEM-6: APPROVAL OF MINUTES OF MARCH 23, 2000 AND APRIL 30, 2000.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF MARCH 23, 2000 WITH A CLARIFICATION TO ITEM NO. 10, MURRAY CANYON CUP TO READ, "....AS THE RESOURCE HAS BEEN ECONOMICALLY EXHAUSTED".... Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

MOTION BY WHITE TO APPROVE THE MINUTES OF MARCH 30, 2000. Second by Skorepa. Passed by a 4-0 vote with Commissioner Butler abstaining as she was not present at that hearing, and Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-7: APPEAL OF HEARING OFFICER APPROVAL OF CATHER AVENUE SEWER REPLACEMENT.

Juan Baligad reviewed presented Report to the Planning Commission No. P-00-078 and gave a brief status of the project since the last meeting.

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE ADDITIONAL CONDITION THAT THE PARK AND RECREATION DEPARTMENT SHALL REQUEST THE LOCAL RECREATION COUNCIL TO MOVE THE PICNIC BENCH WITHIN SIX MONTHS OF THE DATE OF THIS PERMIT, AND IF THE RECREATION COUNCIL DOES NOT HAVE THE FUNDS THAT THE PARK AND RECREATION AND THE WASTE WATER DEPARTMENTS FIND THE FUNDS TO MOVE THE BENCH; AND, IF THE PROPOSED ACCESS ROAD IS INFEASIBLE, THAT THE AMENDMENT AND THE NEW PROPOSAL FOR THE ACCESS ROAD COME BACK TO THE PLANNING COMMISSION. Second by Butler. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Stryker not present.

ITEM-8: MID-CITY DEVELOPMENT PERMIT AND TENTATIVE SUBDIVISION MAP OF A 10,000 SQUARE FOOT PARCEL INTO 6 CONDOMINIUM UNITS (TM/MCD 99-1117).

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-075. Second by Skorepa. Passed by a 4-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-9: VISTA DEL MAR, SENSITIVE COASTAL RESOURCES PERMIT/COASTAL DEVELOPMENT PERMIT/VARIANCE/CONDITIONAL USE PERMIT.

Judy Johnson presented Report to the Planning Commission No. P-00-067.

Testimony in favor by Matt Peterson and Dianna Jillie.

Testimony in opposition by Paul Rabuse.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ^{WHITE}~~SKOREPA~~ TO APPROVE STAFF'S RECOMMENDATION. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

*Revised
05/11/00.
J.*

ITEM-10: INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE A FIVE ACRE PARCEL FROM INDUSTRIAL USE TO COMMERCIAL USE TO PERMIT A HOTEL. PROJECT NO. 40-0164.

Anna Shepard presented Report to the Planning Commission No. P-00-072.

Testimony in favor by Sandra Brower.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION. Second by White. Passed by a 5-0 vote with Vice-chairperson Anderson and Commissioner Stryker not present.

ITEM-11: INITIATION OF AN AMENDMENT TO THE MID-CITY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REVISE THE LAND USE DESIGNATION ON A 1.77 ACRE SITE AT 1350-1396 47TH STREET FROM RESIDENTIAL, 16-20 DWELLING UNITS PER ACRE TO INDUSTRIAL.

Tom Romstad presented Report to the Planning Commission No. P-00-073.

Testimony in favor by Leslie Wade.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Stryker not present.

ITEM-12: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, THE CARMEL VALLEY COMMUNITY PLAN AND THE CARMEL DEL MAR NEIGHBORHOODS 4,5, AND 6 PRECISE PLAN TO RE-DESIGNATE A 1.09 ACRE SITE FROM VISITOR COMMERCIAL TO OFFICE COMMERCIAL. PROJECT NO. 40-0180.

Lindy Lowe presented Report to the Planning Commission No. P-00-069.

Testimony in favor by Gail MacLeod.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson and Commissioner Stryker not present.

ITEM-13: PROPOSED FIRST QUARTERLY UPDATE TO THE LAND DEVELOPMENT CODE.

Scott Donaghe presented Report to the Planning Commission No. P-00-060 and requested that the Planning Commission make a recommendation to the City Council to approve items No. 1 and 2 and continue Items No. 3 and 4.

Testimony in favor by Ramon Valle.

Testimony in opposition by Shirley Larson.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE REVISIONS NO. 1 AND 2 TO THE LAND DEVELOPMENT CODE AND CONTINUE REVISIONS NO. 3 AND 4. Second by Brown. Passed by a 5-0 with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-14: DEL MAR MESA SPECIFIC PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT. PLAN AMENDMENT TO BETTER IMPLEMENT THE OVERALL GOAL OF THE PLAN, WHICH IS TO PRESERVE THE RURAL CHARACTER OF THE COMMUNITY WHILE ACCOMMODATING CLUSTERED DEVELOPMENT AND THE PRESERVATION OF OPEN SPACE.

Lindy Lowe presented Report to the Planning Commission No. P-00-068.

Testimony in favor by Ted Shaw and Paul Metcalf.

No one 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. Second by Brown. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-15: SUBDIVISION OF 1.38 ACRES INTO THREE OTS AND CONSTRUCTION OF 65 RESIDENTIAL UNITS AND 5,900 SQUARE FEET OF COMMERCIAL - TM/MCCDP 99-0731. MISSION HILLS COMMONS.

Dan Stricker presented Report to the Planning Commission No. P-00-076.

Testimony in favor by Tom Carter, Brad Forrester, Bruce Dammann, David Reed, Reese Jarrett.

Testimony in opposition by Sara Larkins, Neil Anwarter, James Pinon, Richard Pepper.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING CONDITIONS:

BOLLARDS SHOULD BE INCLUDED IN THE DESIGN;

THE CITY TO LOOK AT THE INCLUSION OF THE POP-OUTS AGAIN AND WORK WITH THE APPLICANT ON THIS;

BOTH THE CITY AND APPLICANT TO NEGOTIATE THE INCLUSION OF THE MEDIAN.

IT WAS SUGGESTED THAT THE PROJECT BE DESIGNED TO BE MORE CHILDREN-ORIENTED.

Second by Butler. Passed by a 4-0 vote with Commissioner White abstaining and Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-16: WORKSHOP - RANCHO ENCANTADA (BEELER CANYON) PRECISE plan.

Workshop held. No action was taken.

The Planning Commission meeting was adjourned by Commissioner White at 4:00 p.m.