

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 23, 1998
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. Chairperson Steele adjourned the meeting at 2:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-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-present
Rob Hawk, Deputy City Engineer, DSD-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.

Rebecca Michael of Sullivan Wertz McDade & Wallace requested Item No. 8, Street Vacation Yerba Anita Drive be continued to April 30, 1998 as she was going to be out of town on April 23, 1998. Staff requested that Item No. 13, Fay Avenue Town Homes be continued to April 30, 1998 in order to correct the description of variances being requested; and Staff requested a continuance for Item No 14 Barrio Logan Redevelopment Expansion Survey Area to May 28, 1998 for additional time to secure a consultant for the preparation of the EIR.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough advised of Council action taken this week on an ordinance for the processing for the slaughter of live chickens within the Mid-City PDO. The Council found that the average apartment vacancy rental rate was less than 5% and therefore the companion unit regulations are no longer suspended; at LU&H Committee there was a discussion on whether or not to exclude entire communities based on facilities issues; after some discussion, the Committee determined that they would accept, except in the Coastal Zone and FUA, and consider on a case-by-case basis individual companion units.

Gary Halbert advised Council action taken on the Hilton Project in Mira Mesa; the U.S. Marshall's project was appealed and was approved with an added condition for improvements on Airway Road. Rodguez Subdivision, was denied on the basis of non-conformance with the community plan; Mission City project was approved.

ITEM-4: COMMISSION COMMENT.

Vice-Chairperson Anderson spoke to the Rodguez lot split and that the Commission voted to approve this project because of the zoning and Council rejected it because of conflict with the Community Plan; this is an example of inconsistencies with zoning and community plans. ↑asked if

Commissioner Butler welcomed back Commissioner Skorepa.

ITEM-5: APPROVAL OF MINUTES OF APRIL 2, 1998.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF APRIL 2, 1998. Second by Watson. Passed by a 5-0 vote with Commissioner Skorepa abstaining as she was not present at that meeting, and Commissioner Quinn not present.

ITEM-6: WORKSHOP - BASEBALL PARK PRESENTATION

Workshop held. Walter Rask, Manager of Architecture and Planning at CCDC and Boris Dramov, Roma Design Group, Principle Planning Consultant on the ball park project gave a presentation and discussed preliminary concepts for a new downtown baseball park.

ITEM-7: KILROY CARMEL CENTER; INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, CARMEL VALLEY COMMUNITY PLAN, NEIGHBORHOOD 4, 5, AND 6 PRECISE PLAN TO ESTABLISH THE OFFICE COMMERCIAL DESIGNATION FOR THE CARMEL VALLEY COMMUNITY PLAN AREA AND REDESIGNATE A 16.10 ACRE SITE FROM SPECIALIZED COMMERCIAL TO OFFICE COMMERCIAL PROJECT NO. 98-0227.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO INITIATE THE PLAN AMENDMENT PROCESS. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: STREET VACATION - YERBA ANITA DRIVE

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO APRIL 30, 1998. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-9: FISCAL YEAR 1999 CITY OF SAN DIEGO CONSOLIDATED ANNUAL PLAN

Jeff Washington and Nancy Williams presented Report to the Planning Commission No. P-98-067 along with the Annual Plan Strategic/Action Plan for Community Development.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE CITY'S DRAFT FISCAL YEAR 1999 CONSOLIDATED ANNUL PLAN, AND AUTHORIZE ITS SUBMISSION TO HUD, AND THAT THE PERFORMANCE REPORT SHOULD BE REFERRED TO AS PART OF THE PLAN. Second by Butler. Passed by a 5-1 vote with Commissioner Watson voting nay.

ITEM-10: APPEAL OF HEARING OFFICER'S APPROVAL FOR LA JOLLA YMCA REMODEL; LAJOLLA SHORES PLANNED DISTRICT PERMIT 96-7305.

Georgia Sparkman presented Report to the Planning Commission No. P-98-080.

Testimony in favor of the appeal:

A.P. Winter, neighbor. Spoke to the "Appeal Discussion" as stated in the staff report and the designation of the property for industrial or commercial. The La Jolla Shores PDO designates the site as the YMCA. Feels there are a lot of untruths in all of the discussion of the appellant's statement concerning use, neighborhood compatibility; traffic and noticing and also that the plans were not available for viewing in the La Jolla Library as staff implied.

Testimony in opposition to the appeal:

Larry Sillman, Architect representing the YMCA. Explained that the YMCA is located at this site because they want to be there for this community. The YMCA took a poll of its memberships and found that the members wanted additional services and they would have to change to attract additional members. Explained the rationale for this project on this site in order to keep the members they have and their plans to get more in this area.

Sam Wurtzbacher, neighbor. Addressed the issue of the parking lot and that it is maintained by the YMCA, and not the City. Spoke to the Y's vehicles and where they are kept. Explained that Mr. Winter was notified and that Mr. Wurtzbacher personally sent Mr. Winter a letter, along with nine other neighbors to advise them of this project.

Larry Keller, La Jolla Woods I and II Homeowners Associations. He is opposed to the appeal and strongly urged the Commission to uphold the desire of the community and approve this project. Explained that many meetings were held and all the issues were ironed out. The plan has been approved by all of the La Jolla Shores Associations and by the Hearing Officer. Spoke to the traffic impacts and that the Y has been there for 34 years and there has never been a problem.

Richard Freedman, La Jolla Shores PDO. Reinforced their support for this proposal and asked that the Commission not honor the appeal.

Bill Eigner, neighbor. Stated that when he first saw the plans he was not very pleased. However, they worked out a compromise with the Y and although he is not thrilled he is willing to live with it. He is in support of it with the understanding that the Y will behave in good faith and keep the noise down and provide proper landscaping and make arrangements with Torrey Pines High School to use their lot when necessary.

Public testimony was closed.

COMMISSION ACTION

MOTION BY BUTLER TO DENY THE APPEAL AND APPROVE THE PROJECT, WITH THE RECOMMENDATION THAT THE CITY CONSIDER TAKING THE INITIATIVE TO NEGOTIATE A JOINT ~~LEASE~~ ^{LEASE} USE AGREEMENT WITH THE SCHOOL DISTRICT FOR ~~USE OF THEIR PARKING LOT AND NOT LEAVE IT TO THE RESIDENTS.~~ ^{USE OF THEIR} Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

* USE OF THE PARK AND COMMUNITY USE OF THE SCHOOL PARKING LOT DURING NON-SCHOOL HOURS.

ITEM-11: **BALBOA PARK NATURAL HISTORY MUSEUM - PLAN AMENDMENTS/RESOURCE PROTECTION ORDINANCE PERMIT.**

Leisa Lukes presented Report to the Planning Commission No. P-98-081, and read revisions into the record to language in Conditions No. 17, and 25.

Testimony in favor by:

Dick Bundy, architect for the museum. Explained that this process started over four and one half years ago and they are happy to finally be bringing this to the Commission. Spoke to the Secretary of Interior's standards regarding the historic resource. Discussed their objections to the design as being too monumental. Discussed the design of the entrance and how it had to be compatible yet contemporary at the same time. Urged support of this project.

Mike Hager, Director of Museum. Discussed the financial aspect of the museum and the source of funding.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AS STATED IN THE REPORT AND READ INTO THE RECORD WITH THE STIPULATION THAT A REVISION BE MADE TO THE RESOURCE PROTECTION ORDINANCE FINDING "F", SECOND PARAGRAPH TO ADD LANGUAGE STRENGTHENING THE FINANCIAL CONSEQUENCES. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-12: **DRAPER AVENUE HOMES. TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT/COASTAL DEVELOPMENT PERMIT NO. 96-7681.**

John Fisher presented Report to the Planning Commission No. P-98-074.

Testimony in favor by:

Chip Hasley, applicant. Thanked the staff for assisting them during this process. Supports staff's recommendation and stated they exceeded all the requirements of this project. Received unanimous approval from the La Jolla Planning Association.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY THE NEGATIVE DECLARATION LDR NO. 96-7681 AND FINDING OF NO SIGNIFICANT IMPACT; AND APPROVE THE TM, PRD AND CDP NO. 96-7681. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-13: FAY AVENUE TOWN HOMES.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO APRIL 30, 1998. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-14: BARRIO LOGAN REDEVELOPMENT EXPANSION SURVEY AREA.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO MAY 28, 1998. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-15: THE McCLURE RESIDENCE, COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT CONDITIONAL USE PERMIT/VARIANCE NO. 96-7144.

COMMISSION ACTION:

CONSENT MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION WITH THE ADDITIONAL CONDITION SUBMITTED AT THE HEARING REGARDING THE SEAWALL.

AND WITH THE STIPULATION THAT THE NEIGHBORS, JACK AND DOROTHEA DE FRANCO BE INFORMED OF ANY CHANGES MADE TO THE PLANS CURRENTLY SUBMITTED. Second by Watson.
Passed by a 6-0 vote with Commissioner Quinn not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:00 p.m.