

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 10, 2001
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 3:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-present
Commissioner Andrea Skorepa-not present
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

WORKSHOP - SEAWORLD

Mike Westlake and Tim Rothins presented Report to the Planing Commission No. P-01-093.

Testimony in favor by: Dennis Burks, Tony Lettiere, Greg Konar, David Watson, Charles Bishop, Jim Schmidt, Randy Foco, Kevin Bruedener, Clarissa Rayes, Michael McDowell, Sal Giameta, Dick Long, Bob Rauch, Iona Neill, Cyril Hansen, Bruce McIntyre, Corrine Brindley, Virginia Bowden, Joanna Miles.

Testimony in opposition by: Benjamin Leaf, Edward Gorham, Joanne Pearson, Jarvis Ross, Scott Wentworth, Jim Peugh, Priscilla McCoy, Frank Gormlie, Mike Meyer.

Workshop was held.

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

None.

ITEM-2: REQUESTS FOR CONTINUANCE.

Staff and the applicant requested that Item No. 8, Palo Verde Terrace for additional time to review revised plans.

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

Items No. 11, 13, and 14 were placed on consent.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough reported on the following:

A directive from the City Council related to the City's Gate Policy. The Council requested that staff before the LU&H Committee to discuss the existing policy as soon as possible.

Actions that the Council took related to the Density Bonus Regulations.

Marcela Escobar-Eck reported on the Council's actions taken last week on the Fanuel Street Re-zone, the Warren Development, and the Grey Residence.

ITEM-5: COMMISSION COMMENT:

Vice-Chairperson Anderson extended congratulations on behalf of the Commission to Chairperson Steele for his induction into the College of Fellows for the AIA.

Commissioner Butler advised that she has been invited to speak on a panel at the Pacific Coast Builders' Conference in June to discuss smart growth.

Chairperson Steele discussed the joint meeting that was held with the Land Use and Housing Committee with a panel from REGIS (Regional Government Efficiency Study), and that this was a very worthwhile meeting.

Commissioner Stryker asked about the City's policy and procedures on commissioners visiting sites prior to a hearing. The City Attorney was requested to report back on this policy.

ITEM-6: APPROVAL OF THE MINUTES OF APRIL 19, 2001.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THESE MINUTES. Second by Brown. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-7: STREET VACATION - PORTION OF LISTER STREET - SA 99-513.

Allan Wake presented Report to the Planning Commission No. P-01-089.

Testimony in favor by Matt Peterson, Paul Reeves. And Kristy Smith.

Testimony in opposition by Linda Gross, Elena Bartzat, and Susan Mournian.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE VACATION WITH LANGUAGE TO INCORPORATE THAT IT WOULD CONTAIN A VIABLE AND PASSABLE PUBLIC ACCESS (TRAIL) THAT MEETS CITY CODE, WITHOUT SPECIFYING MATERIALS. Second by Stryker. Motion withdrawn.

MOTION BY GARCIA TO DENY THE VACATION BASED ON THE FACT THAT THE FINDING OF "NO PUBLIC USE" (SUCH AS A PEDESTRIAN ACCESS THAT ALLOWS THE CONTINUED USE BY RESIDENTS OF THE AREA) CANNOT BE MET. Second by Stryker. Motion withdrawn.

MOTION BY GARCIA TO CONTINUE TO MAY 24, 2001 WITH A DIRECTIVE TO STAFF TO WORK WITH THE APPLICANT TO COME BACK WITH A PROPOSAL THAT PROVIDES A VIABLE PEDESTRIAN TRAIL. Second by Stryker. Passed by a 5-0 vote Commissioners Butler and Skorepa not present.

ITEM-8: PALO VERDE TERRACE REMEDIATION PROJECT RPO 92-0302 AND AMENDMENT TO HR/RPOZ 88-0200.

COMMISSION ACTION:

MOTION BY STRYKER TO CONTINUE TO MAY 24, 2001 AT THE REQUEST OF STAFF AND THE APPLICANT FOR ADDITIONAL TIME TO REVIEW REVISED PLANS. Second by Anderson. Passed by a 7-0 vote.

ITEM-9: ARTMAN RESIDENCE - SENSITIVE COASTAL RESOURCE/COASTAL DEVELOPMENT PERMIT NO. 99-1290.

Morris Dye presented Report to the Planning Commission No. P-01-095 and read additional revisions and modifications into the record.

No one was present to speak.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AND CERTIFY THE MND, APPROVE THE PERMIT, ALONG WITH REVISIONS READ INTO THE RECORD BY STAFF, AND THE AGREEMENTS PRESENTED BY THE APPLICANT, AS WELL AS THE TWO VARIANCE DESCRIPTIONS IN THE PERMIT. Second by Anderson. Passed by a 4-0 vote with Commissioners Butler, Stryker and Skorepa not present

ITEM-10: SOUTHWESTERN COLLEGE OTAY MESA EDUCATION CENTER

Bill Levin presented Report to the Planning Commission No. P-01-090.

Testimony in favor by: Ofelia Arellano and Pepper Coffey.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AND RECOMMEND ACQUISITION OF A 38 ACRE PROPERTY FOR THE PROPOSED OTAY MESA EDUCATION CENTER AND LOOK AT A REDESIGN OF THIS PLAN WITH POTENTIAL OPPORTUNITIES TO ACHIEVE MORE OF A CAMPUS ATMOSPHERE IN THE LONG RANGE PLAN. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler recusing and Commissioner Skorepa not present.

ITEM-11: BEST BUY MIRA MESA - AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRA MESA COMMUNITY PLAN AND A PLANNED DEVELOPMENT PERMIT NO. 40-0819.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-083. Second by Brown. Passed by a 7-0 vote.

ITEM-12: **INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO ALLOW A YMCA FACILITY ON A DESIGNATED PRIVATE PASSIVE PARK WITHIN THE NEW CENTURY CENTER MASTER PLAN. PROJECT NO. 41-0249.**

John Wilhoit presented Report to the Planning Commission No. P-01-092.

No one was present to speak on this matter.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE INITIATION. Second by Garcia. Passed by a 4-0 vote with Chairperson Steele recusing, and Commissioners Butler and Skorepa not present.

ITEM-13: **PRICE SELF STORAGE PACIFIC BEACH, PLANNED DEVELOPMENT PERMIT NO. 40-0778.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-084. Second by Brown. Passed by a 7-0 vote.

ITEM-14: **PARKCREST DEVELOPMENT TENTATIVE MAP NO. 40-1011.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-085. Second by Brown. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 3:10 p.m.