

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 17, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:10 a.m. Commissioner Butler adjourned the meeting at 4:45 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

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
Laura Burnett, San Diego American Society of Landscape Architects spoke to her support of the City's Tree Advisory Board. Ms. Burnett then advised of this Board's functions and encouraged the Commission to contact the Tree Advisory Board to access their expertise and inform the related efforts of the Strategic Framework Plan and revision to the Street Design Manual. Vice-Chairperson Anderson requested that a workshop be scheduled on this and the Heritage Tree programs.

ITEM-2: **REQUESTS FOR CONTINUANCE.**
Chairperson Steele advised that Item No. 6, Palo Verde Terrace, was inadvertently placed on this docket and should be removed.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg reported on the following:

Recently at the Land Use & Housing Committee meeting, the density minimum proposal was discussed. This Committee directed staff to proceed with developing the LDC amendments and to begin a public process.

New Senior Planners were introduced: Maxx Stalheim, Bernie Turgeon and Cecilia Williams.

ITEM-5: **COMMISSION COMMENT:**

Chairperson Steele distributed a design award flyer from the American Institute of Architects, one received by a local architectural firm, Studio E for a low income housing project completed in Escondido.

ITEM-6: **Palo Verde Terrace Remediation Project.** This item was removed from the docket as it was inadvertently placed on this week's meeting schedule.

ITEM-7: APPEAL OF HEARING OFFICER DECISION. VOORHEES RESIDENCE, CDP/NDP/VAR 40-0299.

Michelle Sokolowski presented Report to the Planning Commission No. P-01-064.

Testimony in favor of the appeal by Priscilla McCoy, Mindy Pellissier, and Sandra Silverstein.

Testimony in opposition to the appeal by Matt Peterson, Sharron Voorhees, and J. Michael Winfield.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO GRANT THE APPEAL AND DENY THE PROJECT. Second by Stryker. Motion was withdrawn.

MOTION BY ANDERSON TO GRANT THE APPEAL TO DENY THE VARIANCES AS THIS WOULD ADVERSELY AFFECT THE COMMUNITY PLAN AND THE FINDINGS CANNOT BE MADE FOR THE VARIANCES. Second by Stryker. Motion failed by a 3-3 vote with Chairperson Steele and Commissioners Garcia and Brown voting nay and Commissioner Skorepa not present.

MOTION BY STRYKER TO DENY THE APPEAL, UPHOLD THE HEARING OFFICER'S DECISION WITH THE MODIFICATION TO DENY THE VARIANCE FOR THE THIRD STORY DECK ON THE REAR OF THE RESIDENCE. Second by Brown. Passed by a 5-1 vote with Vice-Chairperson Anderson voting nay and Commissioner Skorepa not present.

ITEM-8: APPEAL OF HEARING OFFICER DECISION FOR THE SALK INSTITUTE NORTH PARKING LOT EXPANSION, SDP/CDP/CUP NO. 40-0595.

Jeannette Temple presented Report to the Planning Commission No. P-01-074.

Testimony in favor of appeal by Joanne Pearson, Peter Thomas, Dana Landavazo, Mel Hinton and Jim Peugh.

Testimony in opposition to the appeal by Delbert Glanz, Ward Deems, and Gerald Scheid.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE APPEAL AND DENY THE PROJECT FOR THE FOLLOWING: 1) ALTERNATIVES HAVE NOT BEEN LOOKED INTO TO MAXIMIZE THE EFFICIENCY OF THE EXISTING PARKING LOTS; 2) THE FINDINGS FOR THE COASTAL DEVELOPMENT PERMIT AND THE SITE DEVELOPMENT PERMIT CANNOT BE MADE; 3) A LONG RANGE MASTER PLAN SHOULD BE IMPLEMENTED. Second by Stryker. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-9:

BRAGG CRANE RELOCATION RE-ZONE, MISSION VALLEY PLANNED DISTRICT PERMIT, AND VARIANCE NO. 99-0852, LOCATED ON THE NORTH SIDE OF CAMINO DEL RIO NORTH, IMMEDIATELY UNDERNEATH INTERSTATE 805.

Judy Johnson presented Report to the Planning Commission No. P-00-214.

Testimony in favor by Lynne Heidel, and George Bragg.

Testimony in opposition by Bryan Spain, Jim Lindsay, Peter Tietz, Stefan Khudic, Jim Peugh, Melissa Chester, Susan Graham, Susan White, Nathaniel Cohen, Hugh Hall, Gregg Seaman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE AND REQUEST THE APPLICANT TO BRING BACK A SITE PLAN THAT REFLECTS LOCATING THE FACILITY OUTSIDE THE TRANSITIONAL BUFFER ZONE, AND REQUEST THAT THE CITY ATTORNEY, STAFF AND APPLICANT DEVISE A METHOD TO PUT A TIME LIMIT ON THIS USE AS AN ALTERNATIVE TO A RE-ZONE TO AN INDUSTRIAL ZONE. Second by Garcia. Failed by a 2-3 vote with Vice-Chairperson Anderson and Commissioners Brown and Stryker voting nay and Chairperson Steele and Commissioner Skorepa not present.

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE PROJECT. Second by Stryker. Failed by a 2-3 vote with Commissioners Garcia and Butler voting nay and Chairperson Steele and Commissioner Skorepa not present.

Item was trailed to June 21, 2001 for a full Commission.

ITEM-10: **ACTIONS RELATED TO STORM WATER POLLUTION AND SEDIMENTATION CONTROL.**

Kelly Broughton and Karen Henry presented Report to the Planning Commission No. P-01-087.

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND ADVISE THAT THE PLANING COMMISSION IS CONCERNED ABOUT THE IMPLEMENTATION OF THIS ESPECIALLY AS IT PERTAINS TO: AFFORDABLE HOUSING, IN-FILL, REGIONAL STORM WATER MANAGEMENT ISSUES, INITIAL COSTS AND COSTS OF ON-GOING MAINTENANCE. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Skorepa not present.

ITEM-11: **INITIATION OF AN AMENDMENT TO THE OTAY MESA NESTOR COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE AN APPROXIMATELY 2.56 ACRE SITE FROM PARK USE TO MEDIUM DENSITY RESIDENTIAL USE. PROJECT NO. 4-0268.**

Theresa Millette presented Report to the Planning Commission No. P-01-098.

No one present to speak.

COMMISSION ACTION:

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

ITEM-12: **CLASSIFICATION OF USE - CYCLE VISIONS MOTORCYCLE SHOP.**

Mike Westlake presented Report to the Planning Commission No. P-01-094.

Testimony in favor by Matt Peterson, Randy Aron, Walter Urbach, and George Lutz.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE CLASSIFICATION OF USE AND APPROVE STAFF'S RECOMMENDATION. Second by Brown. Motion withdrawn.

MOTION BY STRYKER TO CONTINUE TO JUNE 7, 2001 TO ALLOW STAFF AND THE APPLICANT TIME TO DISCUSS THE POTENTIAL FOR AN EXPEDITED PLANNED DISTRICT ORDINANCE AMENDMENT FOR THIS SITE. Second by Anderson. Passed by a 5-0 vote with Chairperson Steele and Commissioner Skorepa not present.

The Planning Commission meeting was adjourned by Commissioner Butler at 4:45 p.m.