

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MAY 20, 1999  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:10 a.m. Chairperson Steele adjourned the meeting at 11:25 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-not present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-present  
Commissioner Geralda Stryker-present  
Commissioner Frisco White-present  
Vacant seat  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-present  
Gary Halbert, Deputy Director, Development Review-present  
Kelly Broughton, Deputy Director, Development Review-not 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 AGENDA ITEMS.

Larry Gardner, Water Department Director requested a continuance for Item No. 9, Copley Initiation. Janay Kruger withdrew the initiation to this application, therefore this request was not necessary.

**COMMISSION ACTION:**

MOTION BY STRYKER TO REMOVE THIS ITEM FROM THE DOCKET. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

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

Item No. 13 was placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Linda Johnson reported on the status of the Land Development Code. Advised in February that the Coastal Commission had approved the LDC, and all of its associated documents, the Tijuana River Valley Plan with modifications, with the exception of the steep hillside guidelines. Staff has been working over the last three months on this, and have come up with a set of revised guidelines that will be presented to the City Council on June 1<sup>st</sup>. These will now have to go back to the Coastal Commission for their approval.

Gary Halbert provided feedback on the letter received from the Point Loma Nazarene University regarding access through the campus to the park area.

Gail Goldberg, City Planner advised of the following:

- The LU&H workshop held last week on affordable housing was very beneficial. LU&H is re-establishing the Technical Advisory Committee. A summary of the discussion that took place at the meeting will be included in the Commissioner's packets. Staff will come back with the concepts discussed in terms of fees, etc., as a part of the workshops that will be starting with the Strategic Framework Plan.
- There was a hearing for the NTC before the City Council this week. The City Manager recommended Lennar Development Company to enter into exclusive negotiation with NTC. After some discussion, the Council decided to continue that decision for a few weeks and asked that the No. 1 and No. 2 recommended teams -Lennar and McMillin make a presentation for their proposal. Gail to keep the Commission informed and provide a copy of each proposal.
- The Commission will be provided with a copy of the GAPS Report which is going to LU&H. This report looks at the segments of roads taken out of the regional transportation plan and some description of the feasibility of reconsidering some of those.
- A report from the Department of Finance on population and housing units throughout the State, along with last year's estimates will also be included.
- A proposal by staff to standardize the approval process for the community plan initiation process. Betsy McCullough briefly described the proposal. A discussion will be pursued after the Commission has had an opportunity to review this proposal.

ITEM-5: COMMISSION COMMENT

Chairperson Steele inquired if the Commissioners would consider holding a Planning Commission retreat on June 24, 1999. Time and place to be advised. An agenda will be set for this retreat.

Commissioner Skorepa advised that San Diego is hosting the President of Mexico. As there are a variety of border projects that the City's Planning Department is working on it was requested that staff provide a list of these projects to the Governor so they can be promoted at the State and local level. It was suggested that this information be included on computer disks for easy access, along with a hard copy.

Commissioner Skorepa requested feedback on the "Building Community" event that is being held at the Grant Hotel on May 26, 1999. Ms. Goldberg advised that several staff members will be attending and feedback will be provided.

ITEM-6: APPROVAL OF MINUTES OF APRIL 22, 1999.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF APRIL 22, 1999. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

ITEM-7: APPROVAL OF MINUTES OF MAY 6, 1999.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF MAY 6, 1999. Second by White. Passed by a 4-0 vote with Chairperson Steele abstaining as he was not present, and Vice-Chairperson Anderson not present.

ITEM-8: INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO CONVERT A 25 ACRE PARCEL FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL USE.

This item was removed from the docket as Janay Kruger, representative for the applicant advised that they were withdrawing their application.

**COMMISSION ACTION:**

MOTION BY STRYKER TO REMOVE THIS ITEM FROM THE DOCKET. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

ITEM-9: STRATEGIC FRAMEWORK PLAN. Gail Goldberg advised that the first two waves of public meetings have been set up - and for the most part are for public education and are not going to include policy discussions. The public outreach is the next thing and we will be going forward for our planning for growth series and that's when we will talk to different people in different communities. This will occur within the mid and late June time frame and will be held in five geographic areas in the City.

The next wave of public outreach is a discussion of the issues of growth of issues like density, housing affordability and how they relate to one another. We will provide a way to help the communities understand the vocabulary we use. Later in the process, when alternatives and strategies are determined, we will then schedule a wave of public outreach that will include alternatives and ultimately we will talk about a preferred alternative.

There has been one steering committee meeting recently with the new chair of LU&H, and the major item on the agenda was to get the subcommittees up and running. The steering committee has been provided with the recommendations we had for those committees a few months ago, and these will be reviewed. Hopefully after reviewing these recommendations we will get the go-ahead to form these subcommittees.

Public workshops need to be discussed. The County Planning Commission held a public workshop recently. Their agenda was not formalized, but they had a day when the public was allowed to come and talk to them to let them know their issues.

The first phase of the public meetings have been scheduled for June and August. The second phase is August and October and we are starting to schedule these now. The third phase, which is alternatives, we would hope to have happen in the fall. The last phase is the preferred alternative toward the end of the year.

Chairperson Steele suggested that starting in July the Planning Commission have workshops with the various committees involved, then following those, propose a joint meeting with the County Planning Commission to begin to think regionally. Perhaps a meeting with Planning Commissioners from other cities should be scheduled. Commissioner White suggested we also meet with the other adjacent city municipalities, the school district and Port Commission.

ITEM-10: EL PASEO GRANDE CONDOMINIUMS, COASTAL AND LA JOLLA SHORES DEVELOPMENT PERMIT AND TENTATIVE MAP FOR CONDOMINIUMS, CASE NO. 98-1173.

Bill Tripp presented Report to the Planning Commission No. P-99-076.

Testimony in favor by:

**Jeff Elden, owner/applicant.** Mr. Elden gave the Commission a brief history of this project. It has been an apartment building for 40 years. Seven or eight years ago, the owner was granted condominium approval for eight units. They were aware of what concerns were in the neighborhood and they did meet with the planning groups. They have made some adjustments to please the neighbor's concerns.

**William Smith, architect.** He has 20 years of experience working with the La Jolla Shores Planning District. Their intent was to follow the design manual which they did and have made a transition in scale.

Testimony in opposition by:

**Wendy Von Kalinowski, property owner.** They are not in opposition to development, but what they are opposed to is that the structure is located between single and multi family homes. Opposed to two story height for privacy issue, look of garages and traffic and air pollution caused by additional cars coming and going.

Public testimony was closed.

**COMMISSION ACTION:**

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

- THE APPLICANT TO PROVIDE TO THE CITY AND TO THE HOUSING COMMISSION RELOCATION FEES IN CONFORMANCE WITH THE CONDOMINIUM CONVERSION LAWS FOR THE THREE LOW AND MODERATE-INCOME TENANTS CURRENTLY IN THE UNITS.

- PROVIDE ADDITIONAL SCREENING LANDSCAPE MATERIAL ON THEIR OWN LOT AND ON THE NEIGHBORS LOT ON THE EAST PROPERTY LINE TO MEET 80% SCREENING REQUIREMENTS, SUBJECT TO STAFF APPROVAL.
- PROVIDE <sup>transition from 3' to 6' foot stepped wall.</sup> A THREE FOOT WALL TO HELP ALLEVIATE TIRE NOISE ON THE DRIVEWAY ON THE NORTHEAST CORNER OF THE LOT. *Rev. 6/3/99 JJ.*
- PROVIDE SCREENING ON THE ROOF OF THE NEIGHBOR ACROSS VALLECITOS STREET.
- THE ULTIMATE ARBITER FOR ALL OF THE ABOVE WILL BE CITY STAFF.

Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

ITEM-11: LA JOLLA GENTER. TENTATIVE MAP PLANNED RESIDENTIAL DEVELOPMENT COASTAL DEVELOPMENT PERMIT NO. 98-0555.

Michelle Sokolowski presented Report to the Planning Commission No. P-99-071.

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 Vice-Chairperson Anderson not present.

ITEM-12: MARYLAND STREET TOWN HOMES, MID-CITY DEVELOPMENT PERMIT/RESOURCE PROTECTION ORDINANCE/TENTATIVE MAP TO CONSTRUCT SIX NEW CONDOMINIUM UNITS ON A 0.61 ACRE PARCEL NO. 98-0169.

Bob Gentles presented Report to the Planning Commission No. P-99-061.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION WITH THE MODIFICATION TO REQUEST THAT THE APPLICANT ARTICULATE THE WINDOW TRIM AND COLOR SIMILAR TO THE QUALITY THAT IS IN THE DRIVEWAY AND MAIN AREA. Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

ITEM-13: SEGAL-STATE STREET TENTATIVE PARCEL MAP NO. 99-0004.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT NO. 99-078. Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 11:25 a.m.