

REVISED

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 25, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner White at 9:03 a.m. Commissioner White adjourned the meeting at 7:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not present
Vice-Chairperson William Anderson-not present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-not present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Betsy McCullough, 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.

Craig Beam of Luce, Forward Hamilton & Scripps requested a continuance based on issues outlined in his letter dated May 24, 2000 to the Planning Commission.

Joan Vokac, County of San Diego requested a continuance to allow the County's Board of Supervisors time to consider an analysis they are putting together on this item. They plan to go before the Board on June 14, 2000 and expect to make a formal recommendation to support the opposition of the project.

John Ponder of Sparber, Ferguson, Ponder and Ryan submitted a written request on May 24, 2000 requesting a continuance based on the fact that many large documents were released to the public on May 12 and they did not have enough time to review all of these documents. Some of these documents were the Master Plan, C.L.U.P. Design Guidelines and Development Standards, etc. Mr. Ponder also stated that several other documents were not available at all and therefore this item should be continued.

After some discussion, it was decided to hear this matter and not continue to a later date.

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

None.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg, City Planner advised that she received a letter from the County requesting a continuance on this project. After consultation with the City's Attorney, and in consideration that this meeting was noticed and we anticipated a lot of testimony, it was determined that we declined to continue this meeting.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF THE MINUTES OF MAY 11, 2000.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THESE MINUTES. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-7: SAN DIEGO AIR COMMERCE CENTER AT BROWN FIELD.

Mike Westlake presented Report to the Planning Commission No. P-00-053 and advised of the Errata Sheet which included corrections and clarifications to the Report to the Planning Commission No. P-00-053. Also present for presentation and information were Tracy Williams of the Airport Division and Ed Spicer of Planning & Development Review/Real Estate Assets.

Brian Armstrong of the Federal Aviation Administration was also present to answer questions regarding the FAA study.

Testimony in favor by Sandy Kahn, Sandy Murdock, Daniel Muscatello, David Bieber, Xema Jacobson, Steven Zisser, Richard Cardulla, Jim Schmidt, April Bailey, Amando Gomez, Rickey Laster, James Moore, Mike Murphy, David Gomez, Rick Otis, Charles Zueat, Norma Desautels, Jack Ross, Jerry Butkiewicz, Jef Eatchel.

Testimony in opposition by Nick Aguilar, Charlene Baskeritch, Barbara Lichman, Leonard Frank, Walter Freeman, Duana Bazzel, Jerry Chavkin, Gary Allen, Capt. David O'Brien, Marina Baroff, Faith Triggs, Lorraine Vaught, Lowell Billings, Jack Goad, Paul Benton, Nancy Burke, Martha Ny, John Riess, Elizabeth Randall, Amado Parian, Jill Kerper-Mora, William Smith, Martha Echegoyen, Craig Beam, Mercedes Malunes, Tomas Malunes, Rev. Bruce Orsborn, Alan Fink, Paul Hine, Buck Martin, Tom Hart, Julie Hamilton, Daniel Coffey, Pepper Coffey, Ralph Inzunza, Robert Tappen, Jr., Paule Maule, Dan Kittredge, Irma Lozano, Ernesto Lozano, Suellen Brown, Ofelia Arellano, Leonard Fallorina, Eric Rivera.

Public testimony was closed.

COMMISSION ACTION:

Revised: MOTION BY STRYKER TO CONTINUE. No second. (This motion was made during the discussion of the following motion).

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THIS APPLICATION BASED ON THE FACT THAT THE COMMISSION CANNOT RECOMMEND CERTIFICATION OF THE FEIR BECAUSE THEY DID NOT HAVE ADEQUATE INFORMATION OR FULL DISCLOSURE; ADDITIONALLY, THE COMMISSION DID NOT HAVE ADEQUATE INFORMATION AND WAS NOT SATISFIED WITH THE FOLLOWING ISSUES AS THE BASIS FOR DENYING THE BALANCE OF THE APPLICATION:

DOCUMENTS NOT AVAILABLE. THE COMMISSION DID NOT HAVE THE FAA REPORT, THE DEVELOPMENT AGREEMENT, MARKET STUDY AND FEASIBILITY STUDY AVAILABLE FOR REVIEW BEFORE THIS HEARING.

SCHOOL SITE APPROVAL. RECOMMEND THAT THE APPLICANT AND SCHOOL DISTRICT WORK TOGETHER TO APPROVE THE EXISTING SCHOOL SITES OR ESTABLISH ALTERNATE SITES IN THE AREA, AND THAT THE PROJECT NOT MOVE FORWARD UNTIL THIS IS APPROVED.

NOISE MONITORING. RECOMMEND THAT A NOISE MONITORING SYSTEM BE IN PLACE PERMANENTLY AND MAINTAINED BY THE DEVELOPER, HOWEVER THE MONITORING SHOULD BE CONTROLLED BY THE CITY, LINKED TO THE 60 CNEL. A DETERMINATION TO BE MADE AS TO WHETHER OR NOT THE DEVELOPER IS REQUIRED TO INSURE ALL HOMES ARE INSULATED TO AN INTERIOR NOISE LEVEL OF 45 Db. THIS RECOMMENDATION ALSO INCLUDES PRODUCING ANNUAL NOISE CONTOUR MAPS.

HOURS OF OPERATION. REQUEST THAT THE CITY ENCOURAGE THE DEVELOPER TO WORK WITH THE CARGO CARRIERS TO REACH AN AGREEMENT ON THE HOURS OF OPERATION.

AIR POLLUTION. DETERMINE WHAT THE DEVELOPER IS RESPONSIBLE FOR REGARDING AIR POLLUTION.

DRAINAGE. RECOMMEND THAT ALL DRAINAGE ISSUES BE ADDRESSED.

BONDS. REQUIRE THAT THE CITY DOES NOT HAVE ANY LIABILITY WHATSOEVER IF THE PROJECT FAILS.

ANNUAL BRIEFING FOR PILOTS. RECOMMEND THAT THE CITY ESTABLISH A PROGRAM PROVIDING ANNUAL BRIEFING FOR PILOTS.

VOLUNTARY PILOT EDUCATION PROGRAMS. RECOMMEND THAT THE CITY CAN IMPLEMENT A VOLUNTARY PILOT EDUCATION PROGRAM THROUGH CALTRANS.

~~ANNUAL NOISE CONTOUR MAPS. A NUMBER OF NOISE STUDIES HAVE BEEN DONE AT BROWN FIELD WHICH SHOW THE LOCATION OF THE 65 CNEL CONTOUR. THE NUMBER OF ANNUAL FLIGHT OPERATIONS HAS GRADUALLY DECREASED WHICH HAS THE EFFECT OF SHRINKING THE SIZE OF THE CONTOUR.~~

Second by Brown. Failed by a 3-1 vote with Commissioner Stryker voting nay. Even though this motion failed, the Planning Commission requested that it be forwarded to the City Council with the above recommendations.

MOTION BY STRYKER TO CONTINUE. Second by White. No vote taken as the second was withdrawn.

The Planning Commission meeting was adjourned by Commissioner White at 7:15 p.m.