

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 7, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:08 a.m. Chairperson Steele adjourned the meeting at 12:35 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Bruce Brown-not present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-present
Commissioner Andrea Skorepa-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:**
Penelope Bourk spoke to the La Jolla Community Plan update and the staff's recommendation to remove a parcel of City-owned "designated open space" from the plan.

ITEM-2: **REQUESTS FOR CONTINUANCE.** None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No. 12 was placed on consent.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg reported on the following: 1) LU&H requested they be provided with background on the planning issues of "big box" development. 2) The Planning Department budget presentation will be before the City Council on Monday, June 11, 2001.

Coleen Clementson advised on the progress of the City's public outreach to date concerning the Strategic Framework plan. The map identifying proposed "villages" will be provided to the Commission, along with additional material.

Marcela Escobar-Eck advised the Commission on the Council action taken on the Kretewitz Residence which was appealed from the decision of the Planning Commission.

ITEM-5: **COMMISSION COMMENT:**
Commission Butler requested that staff provide information regarding the State law requiring seismic retrofitting of the facades of masonry buildings and the requirement to reinforce these buildings within a certain time frame. Staff to schedule a briefing on this as to how the City is going to enforce this law.

ITEM-6: **APPROVAL OF THE MINUTES OF MAY 17, 2001 AND MAY 24, 2001.**

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF MAY 17, 2001.
Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and

Commissioner Brown not present and Commissioner Skorepa recusing as she was not present at this hearing.

MOTION BY BUTLER TO APPROVE THE MINUTES OF MAY 24, 2001.
Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown not present and Chairperson Steele recusing as he was not present at this hearing.

ITEM-7: CATHEDRAL HIGH SCHOOL AND PARISH CONDITIONAL USE PERMIT/SITE DEVELOPMENT PERMIT NO. 40-0159.

Vicky Gallagher presented Report to the Planning Commission No. P-01-110 and read revisions into the record to Conditions 17, 33, 36, 38 and 46.

Testimony in favor by Joel King, Larry Hoeksema, Thomas Beeckor, Ellen Coppola, Gary Perlmutter, and Coral Feng.

Testimony in opposition by Jan Cohn.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AND REQUEST STAFF TO CONSIDER THE FOLLOWING IN AN ADVISORY CAPACITY: NON-CONTIGUOUS, PEDESTRIAN FRIENDLY PATH FROM THE BUS STOP TO THE FACILITY, INCORPORATING THE SUSTAINABLE BUILDING PROGRAM THROUGHOUT THE CAMPUS, ADEQUATE PUBLIC AND PRIVATE TRANSIT TO THE SCHOOL, PARKING AND ACCESS AVAILABILITY, PAINTING OF THE LIGHT STANDARDS AND BACKSTOPS BLACK, INCORPORATING MATURE LANDSCAPE AROUND THE GYMNASIUM, AND RELOCATING THE POOL AWAY FROM THE GYMNASIUM. Second by Stryker. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown not present and Commissioner Garcia recusing.

ITEM-8: CYCLE VISIONS - CLASSIFICATION OF USE.

Mike Westlake gave the status of this project since it was before the Commission and reiterated the reason for the continuance.

Testimony in favor of staff's recommendation by Matt Peterson.

No one was present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AND DENY THE CLASSIFICATION OF USE. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Brown and Stryker not present.

ITEM-8A: INITIATION OF AN AMENDMENT TO THE OLD TOWN SAN DIEGO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE A PORTION OF THE CORE SUBAREA TO A NEW SUBAREA THAT ALLOWS FOR AUTO-ORIENTED USES.

Leslie Henegar and Mike Westlake presented Report to the Planning Commission No. P-01-111.

Testimony in favor by Matt Peterson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION FOR THE PURPOSE OF ADDRESSING THIS PARTICULAR PROPOSAL FOR THE MOTORCYCLE SHOP AT THIS LOCATION, BUT FOCUSING THE AMENDMENT EVALUATION TO THE BLOCK AND NOT JUST THIS LOT, AND NOT EXTEND THE AMENDMENT REVIEW TO OTHER GATEWAY LOCATIONS IN THE OLD TOWN COMMUNITY. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Brown and Stryker not present.

ITEM-9: APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE FARSHIN SAMIMI RESIDENCE, COASTAL DEVELOPMENT PERMIT/.HILLSIDE REVIEW PERMIT (CDP/HRP) NO. 99-1360.

Jeannette Temple presented Report to the Planning Commission No. P-01-197.

Testimony in favor of the appeal by Joanne Pearson.

Testimony in opposition to the appeal by Rebecca Michael, Bejah Arfaa and Claude Anthony Marengo.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE APPEAL, CERTIFY MITIGATED NEGATIVE DECLARATION, ADOPT MMRP, AND APPROVE CDP NO. 99-1360 WITH A REVISION TO CONDITION NO. 18 TO READ, "PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE APPLICANT SHALL ASSURE BY PERMIT AND BOND, THE WIDENING OF HILLSIDE DRIVE WITH ENOUGH PAVEMENT, CURB AND GUTTER, ALONG WITH PROPERTY FRONTAGE WITH THE PROPER TRANSITION, ADDRESSING THE PUBLIC HEALTH AND SAFETY, AND DRAINAGE ISSUES WHILE MAINTAINING THE RURAL CHARACTER OF THE NEIGHBORHOOD SATISFACTORY TO THE CITY ENGINEER". Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Brown not present.

ITEM-10: EAST CLUSTERS AT BLACK MOUNTAIN RANCH. NO. 99-1054.

Mike Westlake presented Report to the Planning Commission No. P-01-108.

Testimony in favor by Gail MacLeod

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION TO CERTIFY THE ADDENDUM TO EIR No. 96-7902, APPROVE VTM, RE-ZONE, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND STREET VACATION NO. 99-1054 WITH THE EXCEPTION OF THE GATES. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele recusing and Vice-Chairperson Anderson and Commissioner Brown not present.

ITEM-11: WEST CLUSTERS AT BLACK MOUNTAIN RANCH. NO. 40-0529.

Mike Westlake presented Report to the Planning Commission No. P-01-109.

Testimony in favor by Gail MacLeod

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION TO CERTIFY THE ADDENDUM TO EIR (No. 40-0529), APPROVE VTM, RE-ZONE, PLANNED DEVELOPMENT PERMIT, AND STREET VACATION NO. 40-0529 WITH THE EXCEPTION OF THE GATES. Second by Butler. Passed by a 4-0 vote with Chairperson Steele recusing and Vice-Chairperson Anderson and Commissioner Brown not present.

ITEM-12: **PREWITT, SCHMUCKER, CAVADIAS, CONDOMINIUMS TENTATIVE
MAP NO. 99-1170.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S
RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE
PLANNING COMMISSION NO. P-01-106. Second by Garcia. Passed by a 4-0
vote with Vice-Chairperson Anderson and Commissioners Brown and Stryker not
present.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:35 p.m.

