

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 13, 2002
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Lettieri at 9:03 a.m. Vice-Chairperson Lettieri adjourned the meeting at 11:55 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-not present
Vice-Chairperson Anthony Lettieri-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Barry Schultz-present
Commissioner Mark Steele-present (in at 10:00 a.m.)
Betsy McCullough, Planning Department-present
Bob Manis, Planning Department-present
Jeff Strohming, 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:**
None.

ITEM-2: **REQUESTS FOR CONTINUANCE.**
Joanne Pearson representing the Sierra Club requested that Item No. 10, Headquarters Point Research Park be continued to explore legal and procedural issues. After some discussion, it was determined that this item would be heard at this hearing.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
Item No. 11, White Sands of La Jolla was placed on the consent agenda, then subsequently withdrawn.

ITEM-4: **DIRECTOR'S REPORT:**
1) Coleen Clementson reported on the status of the Strategic Framework Element, Action Plan; final EIR, and financing recommendations all in preparation for the Planning Commission workshop scheduled for June 20, 2002 which will be included in the PC packets.
2) Bob Manis and Jeff Strohminger reported on the City Council action taken at their meeting of June 11, 2002.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF MAY 30, 2002.**

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE MINUTES OF MAY 30, 2002, ALONG WITH THE RESOLUTION DENYING CUP NO. 41-0081-15 FOR CINGULAR PASEO LUCIDO. Second by Brown. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Steele not present.

ITEM-7: SUNROAD AT SAN DIEGO SPECTRUM - AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN; KEARNY MESA COMMUNITY PLAN; NEW CENTURY CENTER MASTER PLAN, DEVELOPMENT STANDARDS, AND DESIGN MANUAL; GENERAL DYNAMICS DEVELOPMENT AGREEMENT; AND A REZONE.

Mike Westlake and John Wilhoit presented Report to the Planning Commission No. P-02-086 along with additional information provided at the hearing regarding the Community Plan and the New Century Center Master Plan.

Testimony in favor by Paul Robinson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING MODIFICATIONS:

AFFORDABLE HOUSING REQUIREMENTS BE INCREASED FROM 10% TO 20% ON THE 570 ADDITIONAL UNITS.

PARKS SHOULD BE DEVELOPED IN CLOSER PROXIMITY TO HOUSING.

ADD CRITERIA TO THE SITE DESIGN GUIDELINES TO STRENGTHEN, RATHER THAN JUST TO ENCOURAGE, THAT SINGLE USE AREAS, IN PARTICULAR THOSE THAT ARE AUTO-ORIENTED, ARE STRONGLY DISCOURAGED UNLESS INCORPORATED AS PART OF A VERTICALLY MIXED USE DEVELOPMENT.

Second by Garcia. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Steele not present.

ITEM-8: **SAVANNAH TERRACE. REZONE/TENTATIVE MAP/STREET VACATION/MULTIPLE SPECIES CONSERVATION PLAN BOUNDARY ADJUSTMENT/PLANNED DEVELOPMENT/SITE DEVELOPMENT PERMIT NO. 40-0644.**

Patricia Grabski presented Report to the Planning Commission No. P-02-093.

Testimony in favor by Carlene Matchniff, Steve Silverman and Dave Dunham.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND DENY THIS PROPOSAL FOR THE FOLLOWING REASONS:

IT DOES NOT MEET THE GOALS OF THE COMMUNITY PLAN AS A PEDESTRIAN ORIENTED DEVELOPMENT;

IT DOES NOT INTEGRATE WITH THE TRANSIT SYSTEM TO THE DEGREE THAT IT SHOULD;

IT DOES NOT REACH THE CITYWIDE GOALS OF INCREASING HOUSING SUPPLY TO THE EXTENT POSSIBLE;

IT LEAVES A REMAINDER LOT THAT IS UNLIKELY TO BE DEVELOPED AS A RETAIL USE;

Second by Brown. Staff was instructed to advise the Council that the applicant was offered the opportunity for a continuance with redesign and that was rejected. Passed by a 5-0 vote with Commissioner Chase recusing and Chairperson Anderson not present.

ITEM-9: **KRIKORIAN RESIDENCE. PROJECT NO. 3862 COASTAL DEVELOPMENT PERMIT, SENSITIVE COASTAL RESOURCE PERMIT AND LA JOLLA SHORES DEVELOPMENT PERMIT.**

Juan Baligad presented Report to the Planning Commission No. P-02-091.

Testimony in favor by Matt Peterson.

Testimony given by Sally Fall, originally in opposition, who advised that the applicant met with the opponents and was willing to come to a mutually agreeable solution; therefore all opposition was withdrawn.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS.
Second by Steele. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-10: **HEADQUARTERS POINT RESEARCH PARK OPEN SPACE REZONE, AND LOCAL COASTAL PROGRAM AMENDMENT.**

Joanne Pearson, representing the Sierra Club advised that staff had satisfactorily answered her questions and concerns therefore she withdrew her original opposition speaker slip.

COMMISSION ACTION:

MOTION BY CHASE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-046. Second by Brown. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-11: **WHITE SANDS OF LA JOLLA, COASTAL DEVELOPMENT PERMIT 2703/SPECIAL USE PERMIT 2704/ AND SITE DEVELOPMENT PERMIT 2705.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-087, AS WELL AS CONDITIONS READ INTO THE RECORD BY STAFF REGARDING THE DELETION OF THE TERM LIMIT, AND THE ADDITION OF A CONDITION REGARDING PARKING THAT STATES, "DURING CONSTRUCTION OF THE PROJECT ALL REQUIRED PARKING SHALL BE PROVIDED BY A VALET SERVICE TO AN OFF-STREET PARKING FACILITY." Second by Chase. Passed by a 4-0 vote with Commissioners Garcia and Steele recusing and Chairperson Anderson not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Lettieri at 11:55 a.m.