

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 17, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:09 a.m. Chairperson Steele adjourned the meeting at 3:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-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.

None.

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

Items No. 12, 13, 14 and 17 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Coleen Frost, Strategic Framework Plan Program Manager updated the Commissioners on the City's phase one public outreach effort for the strategic framework project.

ITEM-5: COMMISSION COMMENT

Mark Steele commented on the effectiveness of these public outreach meetings.

ITEM-6: APPROVAL OF MINUTES OF JUNE 3, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JUNE 3, 1999 WITH THE FOLLOWING CLARIFICATIONS TO THE MOTIONS:

ITEM NO. 6: INCLUDE THE FOLLOWING AFTER STEPPED WALL "ADJACENT TO THE DRIVEWAY...".

ITEM NO. 11: INCLUDE "...TURF BLOCK OR OTHER LANDSCAPE ENHANCED PAVING...".

ITEM NO. 14: INCLUDE THE WORD "DIFFERENT" TO "...MSCP POLICY ISSUE OF HABITAT...". Second by White. Passed by a 5-0 vote with Commissioner Skorepa abstaining as she was not present at that hearing.

ITEM-7: INITIATION OF AN AMENDMENT TO THE BALBOA PARK MASTER PLAN AND TO THE BALBOA PARK - CENTRAL MESA PRECISE PLAN FOR THE PROPOSED ZOO EXPANSION.

Leisa Lukes presented Report to the Planning Commission No. P-99-084.

Testimony in favor by:

David Watson, Doug Myers, Kurt Benirschke, Michael Magee, Reint Reinders, Tom Splitgerbur, W. Erik Bruvold, Virginia Borneman.

The following submitted speaker slips but did not speak: Sal Gianetta, Thompson Fetter, B. A. Kulchin, Dorothy Rish, Betty Jo Williams, Walter Barrett, Naomi Sobo, David Rice, Christina Simmons, Erich Lathers, Vance Mills, Lola Lamont, Jack Dawson, Don Walton, Amy Rigney, Pat Rigney, Roger Morgan, Gordon Borneman, Bonnie Wright, David S. Foote, Dorothea Duckett, Ted Molter, Gayle Goldman, Carina Irish, Mary Robertson, Denise Campbell, Ron Gross, Dale Jenkins, Sharon Chapin, Lois Marriott David Sobo.

Testimony in opposition by:

Doug Ernst, Sangeete Kumar, Jane Cartmill, Collie Mattfeld, Terry Barker, Bob Linden, Maxine Peoples, Peggy Mazzella, Ernest Villafranca, Jay Hyde, Max Olds, Julianne Peters Hyde, Florence Lambert, Shirley Larson, Ramona Salisbury, Linda Kelson, Charles Beyer, Mary Jordan, George Everett, William Christiansen, Richard Bryson, John Wehbring, Jerry Schultheis, Edward Suggs, Larrie Ayers, Lloyd Brown, Brian Stumm, Julie Stumm, Vernon Hook, Howard Emerson, Elizabeth Bryson, Joan Griffin, Jessie Dye, Will Neblett, William Steen, Arthur Schwartz, Steve Estrada, Katherine Brown, Rhoda Kruse, Harvey Swinford, Karsten Gjemre, Cam Martinez, Arlene Van de Wetering, Helen Halmay, Lynne Baker.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION TO INITIATE THE STUDY OF THE PROPOSED AMENDMENTS TO THE MASTER PLAN AND PRECISE PLAN, AND THE POLICY ISSUES RELATING TO THE CONVERSION OF PUBLIC PARKLAND TO A PRIVATE LEASEHOLD, AND OTHER ISSUES IDENTIFIED IN THE DISCUSSION SECTION OF THE STAFF REPORT. STAFF TO BRING BACK A RESOLUTION WITH COMMISSION COMMENTS AND ISSUES RAISED WITH THE APPROVAL OF THESE MINUTES. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler abstaining.

ITEM-8: HOLTZE EXECUTIVE VILLAGE. PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE AND PLANNED COMMERCIAL DEVELOPMENT 98-0768.

John Fisher presented Report to the Planning Commission No. P-99-074.

Testimony in favor by:

John Holtze, applicant. Highlighted information about his firm is and the kind of hotels they operate.

No one spoke in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS. Second by Anderson. Passed by a 6-0 vote.

ITEM-9: INITIATION OF AMENDMENT TO THE UPTOWN COMMUNITY PLAN TO REVISE THE RESIDENTIAL ELEMENT, AND THE CONSERVATION, CULTURAL AND HERITAGE RESOURCES ELEMENT.

Tracy Reed and Leisa Lukes presented Report to the Planning Commission No. P-99-051.

Testimony in favor by:

James Pressly, Davis Montesi, Rev. Carolyn Owen-Towle, , Paul Johnson, Sarai Marlow, M. E. Stephens, Lori Stock, Bruce Abram, Scott McKey.

Testimony in opposition by:

Myron Fleming, Harold Hoersch, Claire Gulino, N. J. Richardson, John Hessler, Tom DiZinno, Andreas Calderon,

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO DENY THE INITIATION. Second by White. Failed by a 3-3 vote with Stryker, Butler and Skorepa voting nay.

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by Butler. Failed by a 3-3 vote with Anderson, White and Steele voting nay.

MOTION BY WHITE TO DENY. No Second.

MOTION BY STRYKER TO CONTINUE TO JULY 29, 1999 WITH THE DIRECTION TO NARROW THE FOCUS OF THE *PLANNING AREA, AND TO MEET WITH THE UPTOWN COMMUNITY GROUP FOR THEIR ADDITIONAL INPUT. Second by White. Passed by a 6-0 vote.

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ITEM-10: INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 4 ACRE SITE FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL AT 5-15 UNITS PER ACRE. .

Theresa Wilkinson presented Report to the Planning Commission No. P-99-097.

Testimony in favor by:

Doug Boyd, Pardee Construction. Advised that his client agrees with the staff clarification and requested that this be initiated. Here to answer questions, if any.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 6-0 vote.

ITEM-11: WALLNER RESIDENCE CDP/SCR/LJPDO NO. 92-0764.

P.J. Fitzgerald presented Report to the Planning Commission No. P-99-104.

Testimony in favor by:

Lynne Heidel, representing applicant. Gave the project description and previous coastal permits for this site. Impact on views was also discussed along with the variance findings.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE WITH A MINOR MODIFICATION TO VARIANCE FINDINGS "B" - TO DELETE THE WORDS IN THE SECOND SENTENCE, "ARE COMPRISED OF LARGER SITES AND WHICH...". SENTENCE WILL READ, "OTHER PROPERTIES IN THE AREA DO NOT EXPERIENCE THE SIZE AND LOCATIONAL

CONSTRAINTS AS DESCRIBED ABOVE. Second by Skorepa. Passed by a 6-0 vote.

ITEM-12: INTERSTATE INDUSTRIAL TENTATIVE MAP NO. 98-0759.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO PLANNING COMMISSION NO. P99-096. Second by Anderson. Passed by a 6-0 vote.

ITEM-13: MARINA DISTRICT LOT 4 CONDOMINIUMS, TENTATIVE MAP 99-0128.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-087. Second by Anderson. Passed by a 6-0 vote.

ITEM-14: BEECH AND INDIA CONDOMINIUMS, TENTATIVE MAP 99-0242.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-087. Second by Anderson. Passed by a 6-0 vote.

ITEM-15: DEL MONTE AVENUE CONDOS: COASTAL DEVELOPMENT PERMIT, VARIANCE TO OFF-STREET PARKING, AND A TENTATIVE SUBDIVISION MAP TO CONSTRUCT A FOUR UNIT CONDOMINIUM PROJECT.

Bob Gentles presented Report to the Planning Commission No. P-99-091.

Testimony in favor by:

Stephen Ray, architect. Discussed how and why he designed the units to be in conformance with the neighborhood, spoke to the tandem parking issue and the FAR.

Testimony in opposition by:

Patricia Fisher, neighbor. Discussed the number of parking spaces at that apartment complex, the single, not tandem parking spaces at the rear of the building and no parking in front. Feels there is a parking problem that needs to be addressed.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND DENY THE PROJECT. Second by Skorepa. No vote taken and motion was withdrawn.

MOTION BY WHITE TO CONTINUE TO SEPTEMBER 2, 1999 TO ALLOW THE APPLICANT AND STAFF TO COME BACK WITH A BETTER DESIGN, FOR EXAMPLE WITHIN URBAN AREAS, TRY TO CREATE PEDESTRIAN ENTRANCES OFF THE STREET THAT ARE CLEARLY FRONT DOORS; MAKE AN EFFORT TO GET MORE OF A COTTAGE RESIDENTIAL SCALE BY USING ROOF TREATMENTS, FOR EXAMPLE WITH MATERIAL TO PICK UP SOME OF THE MORE HISTORIC NATURE OF THE OLDER COTTAGES IN OCEAN BEACH, ETC. Second by Skorepa. Passed by a 6-0 vote.

ITEM-16: TRANSMITTAL OF A SUPPLEMENTAL PRELIMINARY PLAN PERTAINING TO THE PROPOSED THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT.

Alexandra Elias, CCDC presented the staff report, and read minor revisions into the record regarding the CCDC land use map.

No one present to speak.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND TO THE REDEVELOPMENT AGENCY THAT THEY APPROVE STAFF'S RECOMMENDATION AND ADOPT THE RESOLUTION FORMULATING AND APPROVING THE SUPPLEMENTAL PRELIMINARY PLAN AS DESCRIBED IN THEIR REPORT AND AUTHORIZE TRANSMITTAL OF THE SUPPLEMENTAL PRELIMINARY PLAN TO THE REDEVELOPMENT AGENCY. Second by White. Passed by a 5-0 vote with Commissioner Butler abstaining.

ITEM-17: PROPOSED FISCAL YEAR 2000 CAPITAL IMPROVEMENTS PROGRAM BUDGET.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-100. Second by Anderson. Passed by a 6-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:50 p.m.