

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 29, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 4:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-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:

Matthew Adams with the Building Industry Association spoke to Assembly member Ducheny's bill, AB 2310. This bill speaks to development and infrastructure creation inside the coastal zone and the problems that litigation determination recently caused. Commissioner Skorepa requested that staff schedule a workshop to discuss this issue and invite the BIA and the environmentally-concerned community.

ITEM-2: REQUESTS FOR CONTINUANCE.

Derrick Johnson, on behalf of the applicant, requested that Item No. 9, La Pacifica RV Park CUP be continued to August 10, 2000 to have an opportunity to meet with the property owners, specifically to speak to the time limit on the permit.

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

Item No. 12 was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Angeles Leira spoke to the Vice-Chairperson Anderson's recent request regarding the City's historical designation process and historical sites within the City and how they related to national "landmark" designation. After discussion, staff suggested that a joint workshop with the Historical Resources Board and the Planning Commission potentially would be a good venue to discuss the incentives and disincentives issue further.

ITEM-5: COMMISSION COMMENT:

Commissioner Skorepa advised that the national conference of La Raza is holding their convention this weekend and will be conducting many workshops of interest, one of which is home ownership.

Chairperson Steele advised that he and Commissioner Stryker attended the Strategic Plan Framework workshop held on June 23, 2000 which they felt was very successful and encouraged everyone to attend a second workshop on this topic to be held on Friday, June 30, 2000.

Commissioner Butler reported that she was invited to attend the Housing Committee meeting of the San Diego Chamber of Commerce, along with Commissioner Stryker. Ms. Butler was specifically invited to brief their Housing Committee on the Strategic Framework planning process, and its status, more specifically how the City is addressing housing issues. Ms. Butler stated that she will be attending the Chamber's Housing Committee monthly meetings.

ITEM-6: APPROVAL OF THE REVISED MINUTES OF MAY 25, 2000.

COMMISSION ACTION:

MOTION BY STRYKER TO APPROVE THESE MINUTES. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

ITEM-7: APPROVAL OF MINUTES OF JUNE 8, 2000:

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by Anderson. Vice-Chairperson Anderson offered to draft a letter to the City Council regarding the Housing Element, to be delivered by Chairperson Steele at the Council hearing, scheduled for July 31, 2000. Passed by a 7-0 vote.

ITEM-8: SPECIAL ORDER OF BUSINESS: CONSIDERATION OF PROPOSED PLANNING COMMISSION POLICY FOR RECONSIDERATION OF PROCESS 2,3, OR 4 MATTERS PREVIOUSLY ACTED UPON.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE RECONSIDERATION POLICY WITH A REVISION TO THE CRITERIA STATEMENT TO INCLUDE THE

WORDS "OR CHANGED", AND WILL NOW READ, ".....NEW FACTS, NEW OR CHANGED CIRCUMSTANCES..." Second by Brown. Passed by a 7-0 vote.

ITEM-9: LA PACIFICA RV PARK, CONDITIONAL USE PERMIT NO. 99-1265 AMENDING CUP NO. 382-PC.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO AUGUST 10, 2000. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-10: APPEAL OF HEARING OFFICER APPROVAL OF WOODWARD RESIDENCE, COASTAL DEVELOPMENT PERMIT NO. 99-0619.

Tim Daly presented Report to the Planning Commission No. P-00-116.

Testimony in favor of the appeal by John Ostrom.

Testimony in opposition to the appeal by Hank Woodward.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT BASED ON THE FOLLOWING CRITERIA:

THERE IS NO OBSTRUCTION OF PUBLIC VIEWS;

PARKING IN THE FRONT OF THE RESIDENCE WOULD VIOLATE POLICIES REGARDING PARKING AND SETBACKS AS WELL AS POLICIES THAT ENCOURAGE PARKING OFF OF ALLEYS;

THE APPLICANT HAS MADE EXTRAORDINARY EFFORTS TO DESIGN THE HOUSE TO FIT THE NEIGHBORHOOD, AND STEP BACK THE SECOND FLOOR TO PRESERVE THE NEIGHBORS PRIVATE VIEWS;

PROJECT COMPLIES WITH THE REGULATIONS;

PROPER NOTICING WAS RECEIVED IN A TIMELY FASHION AND THE APPELLANT WAS NOT DENIED ANY DUE PROCESS.

Second by Stryker. Passed by a 7-0 vote.

ITEM-11: KAISER HOSPITAL -ZION EXPANSION. CONDITIONAL USER PERMIT NO. 97-0517.

Mike Westlake presented Report to the Planning Commission No. P-00-107.

Testimony in favor by Nancy Burke.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE CONDITIONAL USE PERMIT AND CERTIFY MITIGATED NEGATIVE DECLARATION NO. 98-0517. Second by Brown. Passed by a 7-0 vote.

ITEM-12: SEAVIEW CORPORATE CENTER, COASTAL DEVELOPMENT PERMIT AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 99-1337.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-106. Second by Butler. Passed by a 7-0 vote.

ITEM-13: BIRD ROCK VILLAGE CENTER, PROPOSED TENTATIVE MAP, LA JOLLA PLANNED DISTRICT PERMIT, AND COASTAL DEVELOPMENT PERMIT NO. 99-0761.

Kevin Sullivan presented Report to the Planning Commission No. P-00-100.

Testimony in favor by Bill Berwin.

Testimony in opposition by Ruth Potter and Al Anvari.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, APPROVE TM 99-0761 AND APPROVE CDP AND LA JOLLA PLANNED DISTRICT PERMIT AND CDP 99-0761 WITH THE ADDITION OF THE STANDARD CONDITION REFERRING TO THE CLEAN UP OF HAZARDOUS MATERIALS. Second by Butler. Passed by a 7-0 vote.

ITEM-14: STRATEGIC FRAMEWORK PLAN WORKSHOP

Workshop held.

ITEM-15: INITIATION OF AN AMENDMENT TO THE MISSION BAY PARK MASTER PLAN, AND THE LOCAL COASTAL PROGRAM TO ALLOW DEVELOPMENT OF THE DE ANZA HARBOR RESORT AND MISSION BAY GOLF COURSE LEASEHOLDS.

Tim Daly presented Report to the Planning Commission No. P-00-115.

Testimony in favor by Jim Dawe and Mike Gelfand.

Testimony in opposition by Scott Andrews, Donna Frye who also read a letter into the record by Carolyn Chase, Catherine Strohlein, Al Strohlein, Jane Hewitt, Dorcas Turoski, Harriet Steele, Christopher Begley, Tristan Holaday, Robert Days, Adiadna Wall, Robert Ruffato, Barbara Trapp, Ethel Murphy, Norma

Milnes, Ernie Abbit, Sue Boydston, Renee Anthony, Esther Harden, Martin Bowman, Barbara Sager, Ron Trapp, Mitch Berner, Donald Cohen, Jim Peugh, Judith Swink, Jo Cummings.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE INITIATION WITH THE REQUEST THAT THE FOLLOWING ISSUES BE BROUGHT BACK AND DISCUSSED AT THE SCHEDULED WORKSHOP ON AUGUST 3, 2000:

THAT CRITERIA FOR THE ANALYSIS OF THE PROJECT INCLUDING PHYSICAL ANALYSIS AND THE ENVIRONMENTAL ANALYSIS BE ESTABLISHED;

A PUBLIC OUTREACH PLAN.

INPUT FOR ALTERNATIVE MIXED-USE PLANS AND A DEFINITION OF THESE ALTERNATIVES, ALONG WITH LIMITATIONS BY THE TIDELANDS TRUST AND THE REGULATIONS GOVERNING PARK LANDS.

PUBLIC ACCESS.

THE EFFECT ON THE ADJACENT BUSINESSES, IN PARTICULAR THE MISSION BAY BOAT AND SKI CLUB.

STATUS OF THE PARK SURVEY.

IMPACT ON AFFORDABLE HOUSING IN SAN DIEGO, AND RELOCATION OF THE RESIDENTS AT DE ANZA COVE.

FULL DISCLOSURE STATEMENTS THAT THE CITY REQUIRES OF THE APPLICANT TO TENANTS AND BUYERS.

WATER QUALITY.

FEASIBILITY OF HOTEL FINANCING AND THE NEED FOR THESE HOTELS.

Second by White. Staff was requested to provide the Commissioners with a copy of the Mission Bay Park Master Plan before the scheduled workshop. Passed by a 4-2 vote with Vice-Chairperson Anderson and Commissioner Stryker voting nay and Commissioner Butler abstaining.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:15 p.m.