

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 20, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:05 a.m. Commissioner White adjourned the meeting at 5:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not 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:

Donna Frye S.T.O.P., Scott Andrews, Alliance to Save Mission Bay Park and Save Everyone's Access, Marco Gonzales, Jim Lewan, Ernie Abbit and Jim Peugh all spoke to the De Anza Harbor Resort & Golf development and the motion made at the Planning Commission hearing on June 29, 2000 to initiate the Master Plan amendment and requested that the Planning Commissioners reconsider their action on this project. A request for reconsideration of this action was brought forward for the following:

Lack of necessary documentation, statistics and details, substantive information regarding development issues; presentation of misinformation; the entire area not being available for consideration when De Anza's lease expires; the survey should be completed; results figured into the deliberations; the Grand Jury report and the City Manager's response; consideration of additional option, resident operated non-profit park, special study area; new code by coastal commission requires a relocation program be presented to the Housing Commission prior to consideration of the new development.

Bill Anderson requested that a copy of the certified Mission Bay Park Master Plan be made available at the City Clerk's office and available to the public in all libraries.

Vice-Chairperson Anderson also requested that when the workshop on De Anza Project is held, that a scientific discussion of the wetlands as an approach for water quality as well as habitat restoration and the feasibility of it, be discussed by a qualified person, i.e., professor from U.C.S.D. or staff from environmental division.

ITEM-2: REQUESTS FOR CONTINUANCE.

None.

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

Items No. 8,9, 11 and 13 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg reported that the Del Mar Specific Plan Amendments recently sent forward by the Commission to the City Council were approved as the Commission recommended.

Staff is printing the most recent copy of the Mission Bay Park Master Plan and it will be provided to the Commission prior to the upcoming workshop on August 3, 2000.

Real Estate Assets has been asked to prepare an in-depth summary of all projects going forward in Mission Bay, and that too will be provided.

Bob Manis introduced two new planners in the Long Range Community Planning division, and they are Kevin Guy and Eden Nguyen.

ITEM-5: COMMISSION COMMENT:

Commissioner White requested that the staff schedule a field trip for the Commission to look at grading being conducted at certain development sites. This in an effort to compare what the Commission is approving from plans presented, with the actual type of grading taking place in each development.

ITEM-6: APPROVAL OF THE MINUTES OF JUNE 29, 2000.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THESE MINUTES. Second by Brown. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-7: SAN DIEGO SPECTRUM MASTER PLAN, KEARNY MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN AMENDMENT; DEVELOPMENT AGREEMENT AMENDMENT; PLANNED INDUSTRIAL DEVELOPMENT PERMIT AND PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT, VESTING TENTATIVE MAP, TENTATIVE PARCEL MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RE-ZONES, STREET VACATION.

Farah Mazhari presented Report to the Planning Commission No. P-00-118. John Wilhoit discussed an addendum with revisions to the July, 2000 draft of the Spectrum Master Plan (Volume I) and Development Standards (Volume 2).

Testimony in favor by Jim Moxham, Randi Coppersmith, Glen Best.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION. Second by Stryker. Motion withdrawn.

MOTION BY WHITE TO CONTINUE TO AUGUST 17, 2000 TO ALLOW STAFF AND THE APPLICANT TO BRING BACK AN ALTERNATIVE THAT CAN BE PASSED TO COUNCIL. Second by Skorepa. Passed by a 4-1 vote with Commissioner White voting nay, Commissioner Butler abstaining, and Chairperson Steele not present.

ITEM-8: CORTEZ HILL CONDOMINIUMS/TENTATIVE MAP NO. 99-0714.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-109. Second by Skorepa. Passed by a 5-0 vote with Commissioner Butler abstaining and Chairperson Steele not present.

ITEM-9: FULTON STREET TENTATIVE MAP/TENTATIVE PARCEL MAP NO. 99-0655.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-108. Second by Skorepa. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-10: BRYN GLEN - RE-ZONE, TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, STREET VACATION NO. 96-7676.

Bob Gentles presented Report to the Planning Commission No. P-00-122.

Testimony in favor by Chris Morrow.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, AND RECOMMEND APPROVAL OF THE REQUESTED TENTATIVE MAP AND ACCOMPANYING PERMITS. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present..

ITEM-11: PARK LOFTS TENTATIVE MAP NO. 40-0086.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-123. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele not present and Commissioner Butler abstaining.

ITEM-12: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, THE CARMEL VALLEY COMMUNITY PLAN AND THE CARMEL VALLEY TOWN CENTER PRECISE PLAN TO RE-DESIGNATE A 4-ACRE SITE FRO TOWN CENTER RESIDENTIAL (30 TO 59 DWELLING UNITS PER ACRE) TO A PUBLIC FACILITY USE TO ALLOW THE DEVELOPMENT OF THE NORTHWEST AREA POLICE SUBSTATION.

Lindy Lowe presented Report to the Planning Commission No. P-00-128.

Testimony in favor by Anne Harvey, Jan Fuchs, Alex Novokolsky.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Stryker. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-13: LAWRENCE FAMILY JEWISH COMMUNITY CENTER GROUND SIGN CONDITIONAL USE PERMIT 40-0132, AN AMENDMENT TO CUP NO. 96-7145 TO ALLOW THE CONSTRUCTION OF A 222 SQUARE FOOT GROUND SIGN, WITH ELECTRONIC CHANGING COPY AND A 35 FOOT HIGH FLAG POLE, WITHIN THE REQUIRED ESTABLISHED YARD.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-138. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele and Commissioner Butler not present.

ITEM-14: WORKSHOP ON THE NAVAL TRAINING CENTER (NTC)PRECISE PLAN AND DEVELOPMENT PERMITS.

Workshop held.

ITEM-14A: REQUESTS TO CONTINUE AFTERNOON ITEMS.

Joe Street, on behalf of the Otay Mesa Planning Group requested that Item No. 15 Development Agreement San Diego Air Commerce Center at Brown Field be continued as the planning group did not receive a copy of the Development Agreement with all attachments and exhibits until Monday of this week, and the group does not meet again until September. After discussion, this request was denied.

ITEM-15: DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND BROWN FIELD AVIATION PARK, LLC (BFAP).

Mike Westlake presented Report to the Planning Commission No. P-00-131.

Testimony in favor by Paul Robinson, Jim Moore, Bill Sanders, Donald Pauter.

Testimony in opposition by Craig Beam, John Ponder, Barbara Lichman, Paul Benton, Dwayne Bazzel, Constance Kittredge, Jaime Garcia, Fastino Escamilla, Harvey Swinford, John Riess, Stephen Friar, Paul Hine, Russell Hoffman, Dan Kittredge, Pepper Coffey, Suellen Brown, Martha Echegoyen, Jack Goad, John Liberti, Bertha Alicia Gonzalez, Todd Ingalls, Patricia Rowolle, Mel Ingalls.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE DEVELOPMENT AGREEMENT DUE TO THE FOLLOWING:

THE FAA STUDY HAS NOT BEEN SUBMITTED AND THERE IS NO TIME LINE FOR ITS COMPLETION; THEREFORE SAFETY ISSUES ARE STILL A CONCERN.

ENVIRONMENTAL CONCERNS SUCH AS NOISE AND POLLUTION HAVE NOT BEEN FULLY ADDRESSED AND COULD NOT CERTIFY THE EIR.

THE EXTRAORDINARY BENEFITS DO NOT APPEAR TO BE BEYOND THE NEXUS OF THE PROJECT AND FALL SHORT OF THE COMMISSION'S EXPECTATIONS.

SECTION 9.1.12 OF THE DA (HOURS OF FLIGHT OPERATIONS) SHOULD BE STRENGTHENED TO INCLUDE ADDITIONAL MEASURES THAT THE AIRPORT MANAGER COULD TAKE TO ENFORCE THAT FLIGHTS ARRIVE AND DEPART BETWEEN THE HOURS OF 7:00 A.M. AND 10:00 P.M.

GENERAL AVIATION NOT INCLUDED.

COPY OF THE MASTER LEASE NOT AVAILABLE.

STATUS OF THE PROPERTIES EAST AND WEST OF THE RUNWAYS.

Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner Butler abstaining, and Chairperson Steele not present.

The Planning Commission meeting was adjourned by Commissioner White at 5:10 p.m.