

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 3, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:02 a.m. Chairperson Steele adjourned the meeting at 7:00 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-not present
Bob Manis, 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:

None.

ITEM-2: REQUESTS FOR CONTINUANCE.

None.

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

Items No. 6,8, and 9 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Bob Manis advised that the City Council recently adopted the Planning Commission's recommendations on the Housing Element, and that document is being forwarded to the State level.

The Mid-City zoning program is now in the process of being introduced at the Council level. Council opened the hearing last week for introduction. After minor revisions are made, it will be re-introduced at Council next week.

Staff will be bringing forward procedures for scheduling and conducting Planning Commission workshops to address concerns raised by the Commission and the desire to have workshops.

Gary Halbert advised of the results of the KFC, Golden Hill drive-through which was recently before the Council.

ITEM-5: COMMISSION COMMENT:

Commissioner Skorepa commented on Chairperson Steele's participation in the Council meeting regarding the Housing Element and how the Council accepted the Commission's recommendations. Chairperson Steele reiterated that the Council *did* accept the Commission's recommendations, and that they actually broadened them in a few areas - emphasis on SRO's from Centre City to a

Citywide issue, and they also instructed staff to look at reducing parking ratios for SRO's and low income housing as part of an incentive program.

Commissioner Butler advised that she received a letter from SANDAG stating that they have funded a Walkable Communities Demonstration Program (one million dollars from the Transnet funds). They are looking for innovative demonstration projects that would emphasize three basic principles of pedestrian friendly environments: safety, convenience and pleasant experiences of the environments. Grant applications are available from SANDAG, attention Robb Rundle.

ITEM-5A: APPROVAL OF THE MINUTES OF JULY 20, 2000.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES. Second by Anderson. Passed by a 5-0 vote with Commissioner Stryker not present and Chairperson Steele abstaining as he was not present at that hearing.

ITEM-6: PROPOSED AMENDMENTS TO CENTRE CITY REDEVELOPMENT PLAN AND MARINA -KUSI BROADCASTING DEVELOPMENT

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT FROM CCDC.. Second by Skorepa. Passed by a 5-0 vote with Commissioner Butler abstaining and Commissioner Stryker not present.

ITEM-7: SORRENTO CREEK DRAINAGE CHANNEL. EMERGENCY SENSITIVE COASTAL RESOURCE/COASTAL DEVELOPMENT PERMIT NO. 96-7762.

Michelle Sokolowski and Kerry Santoro presented Report to the Planning Commission No. P-00-124.

Testimony in favor by Michael Dunbar, Jim Schmidt and Joanne Pearson.

Testimony in opposition by Jan McMillan and Pamela Higgins.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO CERTIFY MITIGATED NEGATIVE DECLARATION AND APPROVE SCR/CDP NO. 96-7762, SUBJECT TO CONDITIONS (ATTACHMENT 4), WITH ADDITIONAL CONDITIONS THAT: 1) THE PERMIT SPECIFICALLY INDICATE THAT THE TERM IS FOR TEN YEARS; 2) REQUIRE THE TRANSPORTATION DEPARTMENT TO CONDUCT ANNUAL MAINTENANCE IN THE CHANNEL AND PROVIDE APPROPRIATE DOCUMENTATION THAT THIS MAINTENANCE HAS OCCURRED AND HOW AND WHEN IT WAS COMPLETED. Second by Skorepa. Passed by a 7-0 vote.

ITEM-8: CASA DE LAS CAMPANAS, EXTENSION OF TIME FOR CONDITIONAL USE/RESOURCE PROTECTION ORDINANCE PERMIT NO. 95-0362.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-133. Second by Skorepa. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-9: PROPOSED THIRD AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION FROM SEDC, DATED JULY 26, 2000. Second by Skorepa. Passed by a 5-0 vote with Commissioner Butler abstaining and Commissioner Stryker not present.

ITEM-10: APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE PURDON RESIDENCE AND GUEST QUARTERS. COASTAL DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO. 99-0990.

Michelle Sokolowski presented Report to the Planning Commission No. P-00-125.

Testimony in favor of the appeal, opposed to the project by Mitchell Berner, Scotty Mills, Jan Strode, Lois Crawford and Mark Watton.

Testimony in opposition to the appeal, favor of the project by Bruce Peeling, Michael Whitton, Fred Blecksmith, Tracey De Bello, John Hawkins, Seth Leyton and Dennis Case,

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION AND DENY THE APPEAL AND APPROVE CDP/CUP 99-0990, SUBJECT TO CONDITIONS (ATTACHMENT 6) AND WITH THE INCLUSION OF A CONDITION THAT STATES THAT ANY INCREASE OF RUN-OFF DRAINAGE CAUSED BY THE PROJECT SHALL NOT BE ALLOWED TO DRAIN TO, OVER OR THROUGH ADJACENT PRIVATE PROPERTIES. Second by Stryker. Passed by a 7-0 vote.

ITEM-11: SUCATO HOME OCCUPATION PERMIT (NUP)NO.40-0194.

Linda Hanley presented Report to the Planning Commission No. P-00-140.

Testimony in opposition to staff's decision of denial by Lynne Heidel, Ruth Sucato, Vincent Sucato, Mea Sucato and Joanne Pearson.

Testimony in favor of staff's decision by Matt Peterson, Debra Moncrieff, Scott Moncrieff, Katherine Foxley, Joan MacFarlane, Helgi Heinzmann, Shelley Siegan, Linda Christensen, Whitney Witteman, Linda McCue.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO CONTINUE TO OCTOBER 12, 2000 FOR STAFF TO COME BACK WITH A DRAFT PERMIT AND FINDINGS FOR APPROVAL. Second by Skorepa. Passed by a 6-0 vote with Commissioner White not present.

ITEM-12: MORTENSON RESIDENCE, SENSITIVE COASTAL RESOURCE PERMIT AND YARD VARIANCE NO. 99-1366.

Bill Tripp presented Report to the Planning Commission No. P-00-129.

Testimony in favor by Veryl Mortenson.

Testimony in opposition by James Mitchell.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO DENY THE REQUEST TO MAINTAIN THE OVERHEIGHT COMBINATION MASONRY WALL AND WOOD FENCE, DENY THE REQUEST TO MAINTAIN THE TRELLIS/PATIO COVER WITHIN THE SETBACK, AND DENY THE REQUEST TO MAINTAIN THE EQUIPMENT ROOM/STORAGE SHED WITHIN THE SETBACK. Second by White. Passed by a 4-2 vote with Commissioners Butler and Stryker voting nay and Commissioner Skorepa not present.

ITEM-13: STREET VACATION - PORTION OF VOLTAIRE STREET. SA 98-210.

Allan Wake and Lee Hennis presented Report to the Planning Commission No. P-00-117.

Testimony in favor by Paul Zucker.

Testimony in opposition by Leo Sullivan, Katy Sanders, David Dick, Annamarie Nees, Janet Nees and Frank Lang.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY STAFF'S RECOMMENDATION AND DENY THE APPLICATION FOR THE STREET VACATION AS THERE IS NO DEMONSTRATED BENEFIT; THE PROPERTY THE APPLICANT CURRENTLY OWNS SEEMS ADEQUATE TO BUILD A RESIDENCE; AND THAT THE COUNCIL CONSIDER ASKING THE COMMUNITY TO INCLUDE THIS AREA IN THEIR COMMUNITY PLAN AS COMMUNITY OPEN SPACE WITH THE RIGHT TO LEAVE THE EXISTING DRIVEWAY THERE. Second by Stryker. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-14: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS.

None.

ITEM-15: INFORMATIONAL ITEM - OVERVIEW OF MISSION BAY PROJECTS.

Will Griffith presented Report to the Planning Commission No. P-00-144.

Testimony in opposition by Scott Andrews and Billy Paul.

Discussion held.

ITEM-16: WORKSHOP - DE ANZA HOTEL AND PARK. AN AMENDMENT TO MISSION BAY PARK MASTER PLAN UPDATE 1994, 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-00-134.

Testimony in favor by Jim Dawe, Michael Gelfand, Steve Alexander, Jim Bell, Julie Labbe for Bernie Sosna, Mary Melton, Joe Gistaro, John Leppert, Dan Emmerson.

Testimony in opposition by Judith Swink, Isabelle Kay, Mitchell Berner, Jim Peugh, Billy Paul, Scott Andrews, Jane Hewitt, and Ernie Abbit.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 7:00 p.m.