

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 2, 1999
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 3:20 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
Rick Duvernay, City Attorney-present
Kelly Broughton, Planning & Development Review-present
Linda Lugano, Recorder-present

ITEM-1: SPECIAL ORDER OF BUSINESS:

Bruce Brown was sworn in to serve as a member of the City of San Diego's Planning Commission for a term ending January 28, 2000 replacing David Watson.

ITEM-2: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-3: REQUESTS FOR CONTINUANCE FOR AGENDA ITEMS.

Eli Sanchez of CCDC requested that Item #15, proposed amendment to the Community Plan and fourth amendment to the redevelopment plan be pulled from the docket due to a developer delay until a later date.

Dan Stricker requested that Item #12, Draper Avenue Condos be continued to September 30, 1999 on behalf of the applicant to work with the City and the Housing Commission on affordable housing issues.

ITEM-4: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.

Items No. 7, 9, 10 and 14 were placed on the consent agenda.

ITEM-5: DIRECTOR'S REPORT.

Coleen Frost advised of the current status of the Strategic Framework Plan and the second phase of public outreach meetings.

ITEM-6: COMMISSION COMMENT

None.

ITEM-6A: APPROVAL OF THE MINUTES OF JULY 29, 1999 AND AUGUST 5, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JULY 29, 1999. Second by Anderson. Passed by a 4-0 vote with Commissioners White and Stryker not present and Commissioner Brown abstaining.

MOTION BY BUTLER TO APPROVE THE MINUTES OF AUGUST 5, 1999 WITH A CORRECTION TO THE MOTION ON ITEM 8 TO READ "DENY THE APPEAL AND APPROVE THE AMENDMENT...". Second by Skorepa. Passed by a 5-0 vote with Commissioner Stryker not present and Commissioner Brown abstaining.

ITEM-7: DEL MONTE AVENUE CONDOS: COASTAL DEVELOPMENT PERMIT, VARIANCE TO OFF-STREET PARKING, AND A TENTATIVE SUBDIVISION MAP TO CONSTRUCT A FOUR-UNIT CONDOMINIUM PROJECT 98-0706.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED REPORT TO THE PLANNING COMMISSION NO. P-99-091. Second by Butler. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-8: TORREY DEL MAR: TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT, RESOURCE PROTECTION ORDINANCE PERMIT, REZONE AND STREET VACATION NO. 98-0250.

Bob Gentles presented Report to the Planning Commission No. P-99-139.

Testimony in favor by Marc Perlman.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING MODIFICATIONS:

1. THAT THE INTERNAL STREETS HAVE NON-CONTIGUOUS SIDEWALKS AND STREET TREES TO FURTHER MEET THE SPECIFIC PLAN GUIDELINE FOR PEDESTRIAN ORIENTATION.
2. THAT THE AFFORDABLE HOUSING PROJECT ON THE WEST SIDE BE INTEGRATED WITH THE COMMERCIAL SITE THAT IS ADJACENT TO IT; THERE SHOULD BE A CHANGE IN THE URBAN DESIGN OF THE PROJECT THAT EMPHASIZES A PEDESTRIAN CONNECTION. IN ORDER TO ACHIEVE THIS GOAL, THERE SHOULD BE FLEXIBILITY ON THE PARKING REQUIREMENTS. THE REDESIGN HAS TO BE COMPLETE BEFORE ISSUANCE OF THE PERMIT.
3. THE PLANNING COMMISSION CONCURS WITH STAFF THAT GATES ARE NOT APPROPRIATE IN THIS AREA.
4. RECOMMEND AGAINST COMMERCIAL REZONING UNTIL SUCH TIME THAT THE APPLICANT COMES BACK WITH A PLAN.

Second by White. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-9: NEXTEL COMMUNICATIONS, FAIRMONT TELECOMMUNICATION SITE - CONDITIONAL USE PERMIT NO. 94-0330-60 TO CONSTRUCT, OPERATE AND MAINTAIN A TELECOMMUNICATION FACILITY.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-136. Second by Butler. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-10: NAHUM RESIDENCE - COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 98-1022.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-143. Second by Butler. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-11: INITIATION OF AN AMENDMENT TO THE MISSION BAY PARK MASTER PLAN, AND THE LOCAL COASTAL PROGRAM TO REVISE THE HEIGHT LIMIT AT SEAWORLD FROM 30 FEET TO 160 FEET.

Mike Westlake presented Report to the Planning Commission No. P-99-130.

Testimony in favor by Bill Davis, John Leppert.

Testimony in opposition by Catherine Strohlein, Al Strohlein, Donna Frye, Alfred O'Brien, Billy Paul, Jarvis Ross, Dan Morales, Jim Peugh, Scott Andrews, Joanne Pearson, Laurie O'Brien, Mindy Pellissier.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by White. Failed by a 3-3 vote with Chairperson Steele and Commissioners Brown and Stryker voting nay and Commissioner Butler abstaining.

MOTION BY WHITE TO CONTINUE TO OCTOBER 14, 1999 TO PROVIDE ADDITIONAL TIME FOR THE APPLICANT TO ADDRESS SOME OF THE ISSUES DISCUSSED AND PROVIDE A PROPOSAL FOR THE PROCESS FOR THE PLAN AMENDMENT. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-12: DRAPER AVENUE CONDOMINIUMS.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO SEPTEMBER 30, 1999.
Second by Anderson. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-13: ROUTE 252 PHASE II RESIDENTIAL - PROPOSED REZONE, TENTATIVE MAP, STREET VACATION, SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT AND VARIANCE NO. 98-0262.

Dan Stricker presented Report to the Planning Commission No. P-99-137.

Testimony in favor by: Reynaldo Pisano, Tony Ambrose, Tina Willis, Pat Kruer.

Testimony in opposition by: Alfredo Rodriguez, J.C. Rodriguez.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-14: GALINSON DEMOLITION. COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT NO. 99-0016.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-141. Second by Butler. Passed by a 5-0 vote with Commissioner Stryker not present.

ITEM-15: AMENDMENT TO THE CENTRE CITY COMMUNITY PLAN AND FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY PROJECT.

COMMISSION ACTION:

MOTION BY WHITE TO REMOVE THIS ITEM FROM THE DOCKET UNTIL A LATER DATE. Second by Anderson. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-16: MARKET CREEK PLAZA. COMMUNITY PLAN AMENDMENT, REZONE, SOUTHEAST SAN DIEGO PLANNED DISTRICT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0156.

John Fisher presented Report to the Planning Commission No. P-99-142.

Testimony in favor by: Jennifer Vanica, Reynaldo Pisano, Carolyn Nevins, Giovonnie Samuels, Bill Lyons, Michael LaBarre, Roberta Rodriguez.

Testimony in opposition by: Joshua Von Wolfolk.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE STIPULATION THAT THE DRIVE-THRU BE MONITORED; AND WITH THE INCLUSION OF COMMUNITY PLANNING GROUP'S RECOMMENDATIONS NOS. 2,3,5,8 AND 9. Second by Stryker. Passed by a 5-0 vote with Commissioners Butler and White abstaining.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:20 p.m.