

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 10, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:08 a.m. Chairperson Steele adjourned the meeting at 12:55 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 David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Deputy City Engineer, DSD-not present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-1A: SWEARING IN OF GERALDA "GERRI" STRYKER.
Geralda Stryker was sworn in to serve as a member of the Planning Commission for a term ending January 28, 2002.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

None.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
Commissioners requested that Items No. 11 and 13 be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Tina Christiansen advised that the City Council unanimously approved the City Manager's reorganization proposal, with the exception of Neighborhood Code Compliance which was continued for 45 days for report back to the Council.

Gail Goldberg, City Planner stated she is looking forward to a long and prosperous relationship for both the Planning Department and the Planning Commission.

Rick Duvernay advised the Commission of recent lawsuits served against the City on SR-56, Subarea I, Pacific Highlands Ranch which is Subarea III, and the Cousins MarketPlace.

ITEM-5: COMMISSION COMMENT.

Mark Steele thanked the Council, Tina Christiansen, the City Manager, and Gail Goldberg for reenacting the City's Planning Department.

Commissioner Stryker stated that it is an honor to serve on the Planning Commission and to fill Verna Quinn's vacancy. Ms. Stryker announced that she hopes to continue the effort to represent the community towards the betterment of San Diego and its citizens.

Chairperson Steele advised that the Planning Commission's decision on the Armstrong Garden Center was appealed to the City Council and a letter was provided to Council stating the Commission's opinion and support of the project.

ITEM-6: APPROVAL OF MINUTES OF AUGUST 10, 1998 AND AUGUST 27, 1998.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by White. Passed by a 6-0 vote with Commissioner Stryker abstaining as she was not present at this hearing.

ITEM-7: MILLER RESIDENCE. COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT 98-0375.

Dan Stricker presented Report to the Planning Commission No. P-98-174.

Testimony in favor by:

Don Edson, Architect, representing the owners. Displayed an aerial photo in order to depict the exact location of the property. Gave detailed background on the existing house and the planning for the expansion. Plans on turning a "C" shaped house into a square house.

Matt Peterson, representing the owners. Stated the project proposal is a remodel of an existing home and that the house is very much in keeping with other recently remodeled homes along this street. It incorporates single story and two story elements and that it is in full compliance with all of the regulations.

Testimony in opposition by:

Joan Glatthorn, neighbor. Stated that she and some of the other neighbors are in opposition to the second story bulk and scale. Feels the aesthetic balance of this coastal view resource area is being ignored and this house is just a huge monolithic home and doesn't belong in this area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CERTIFY THE NEGATIVE DECLARATION LRD NO. 98-0375 AND APPROVE THE CD/SCR SUBJECT TO THE CONDITIONS CONTAINED IN THE DRAFT PERMIT. Second by White. Passed by a 7-0 vote.

ITEM-8 311 SAN FERNANDO STREET TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT.

Dan Stricker presented Report to the Planning Commission No. P-98-175.

Testimony in favor by:

Willis Short, applicant. Explained that it was not his intent to leave the garage on the lot when it is rebuilt in the future. At this time, they didn't wish to tear it down.

Kenneth Funk, neighbor. Stated that he is in favor of the lot split; it is good for the community and for the City.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE TM AND CDP NO. 98-0296 SUBJECT TO CONDITIONS WITH THE FOLLOWING ADDITIONAL CONDITION: IN THE FUTURE IF THE APPLICANT DECIDES TO DEVELOP THE LOT WITH THE GARAGE ON IT, THAT THE GARAGE MUST BE RAISED. Second by Skorepa. Passed by a 7-0 vote.

ITEM-9: VISTA VERDE APARTMENTS. PROPOSED SOUTHEAST SAN DIEGO DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0221.

Judy Johnson presented Report to the Planning Commission No. P-98-173.

Testimony in favor by:

Michael Galasso, developer and applicant. Addressed the issues raised regarding the pathway and fence. Stated that they have made two presentations to the Southeast Development Committee and that they were well received and voted to approve them. He has received strong support from District 8. Spoke to the main issue regarding Council policy 600-14 which requires them to elevate two feet above the flood way. Explained that it would be extremely costly to raise the pad elevation. Chollas Creek has been improved in this area and they should only be required to go one foot above the flood plain. The City maps have not been updated to show this.

Reynaldo Pisano, representing Southeast San Diego Development committee. Advised that a special meeting was called and they voted 14-0-1 to recommend conditional support that all fencing shall meet the Southeast PDO fencing code and support two variances if the determination is made that the building site is not in the 100 year flood plain. The SE San Diego PDO does not allow chain link fence material in multi family zones.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION LDR AND APPROVE CDP/HR PERMIT NO. 98-0333 SUBJECT TO THE CONDITIONS CONTAINED IN THE DRAFT PERMIT WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. THE ELEVATION SHALL BE ONE FOOT OVER THE FLOOD PLAIN.
2. A WROUGHT IRON FENCE SHALL BE USED INSTEAD OF CHAIN LINK FENCE.
3. A VARIANCE SHALL BE GRANTED SUBJECT TO THE CONDITIONS REQUIRED BY COUNCIL POLICY 600-14.
4. AIR CONDITIONING SHALL BE PROVIDED TO THE BALANCE OF THE UNITS.

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

ITEM-10: LINDA VISTA COMMUNITY PLAN UPDATE.

Miriam Kirshner presented Report to the Planning Commission No. P-98-160.

Testimony in favor by:

Doug Beckham, Linda Vista Planning Committee. Served on the task force and is representing planning committee. Expressed that a lot of people put in a lot of hard work on this project and they all feel that all did a wonderful job in updating this plan. Also extended their thanks to staff for all the assistance they provided to them.

Robert George, resident. Spoke to the rezoning issue and requested that a circle of property of seven parcels between west Dunlop and Dunlop Street be zoned from R-1500 to R-1000 and gave outline of reasons for this request.

Bob Williams, Linda Vista Civic Association. Expressed that the plan before the Commission was done through the effort of a lot of hard work and they have been given outstanding assistance from staff. This community has a large group of concerned citizens who have taken this task seriously.

Frances Dent, property owner. Advised they had never been notified of the existence of the Linda Vista Community Planning Committee working on this community plan. She believes the plans for her business on Dunlop Street is planned as 15-30 medium density. Part of their street is already set as high density. Requested that the Commission consider a change to high density as part of the Linda Vista Plaza for these reasons.

Don Ballantyne, representing Eastman Investment. Is in favor of the recommendation made by the group for his particular area.

Pat Buckmaster, resident. The Village Apartment residents are requesting that the zoning stay as it is now. Spoke to the land to be deeded. Requested that the 300 foot noticing be required should any changes result that would impact their area.

Testimony in opposition by:

Bob Hursh, Tim. Vasquez, Boyce Stringer and Diana Clark Park Place. Homeowners Association. Explained that they are in favor of this community plan with the exception of parcel 10 as shown on the public notice. They were not involved in the process of this plan and they are requesting that it be rezoned to multi family and not commercial. They feel the removal of this park would be inconsistent with the area and that it does not meet the minimum lot size for commercial zoning. This little piece of green is the grand entry to their complex. They have paid to maintain this little park for years and they would like it to remain as it is.

Carla McCorkle, resident. Advised that she opposes the rezoning change as she fears that the proposed rezoning impact the amount of traffics that runs through their neighborhood. Traffic has become so bad that a light had to be installed recently.

Scott Dreher, Park Place resident. Described the size of the lawn property and explained why it should not be rezoned. There is a potential safety issue and noise issue.

JoAnn Carini, Silver Terrace neighborhood. Discussed the repeal of the Discretionary Permit Ordinance. In 1993, the City Council enacted an ordinance requiring discretionary review of most development in the community. This ordinance followed the enactment and expiration of a series of similar interim ordinances. The ordinance was adopted pursuant to the Council's finding that zoning may conflict with the community plan; that a new community plan had been initiated and that new zones maybe proposed; and that appropriate development controls had not been applied within the community. They are requesting that they be required to be noticed when development is proposed in this area.

Roger Manion. Director, Facilities Management USD. Expressed the University's position for designating certain portions of the University campus as a "deed restriction". The University supports deed restriction because that designation is a compromise reached with the Linda Vista Community Planning Committee and the Community Plan Update Task Force. The deed restriction is a recorded encumbrance on the campus and prohibits development of specifically identified areas containing sensitive resources. During the master Plan approval process, the University agreed that the deed restriction designation would be made part of the community plan.

Kirk Neuroth, resident. Addressed his opposition to the deletion of the extension of Mesa College Drive from its current terminus south of Mesa College to Genesee Avenue. This would create extensive danger from the traffic that would be impacted in this area.

Public testimony was closed.

COMMISSION ACTION:

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

1. ZONING FOR AREA SHOWN AS SITE "C" TO BE RETAINED AS IT EXISTS NOW FOR RESIDENTIAL ZONE WITH THE APPROPRIATE RESIDENTIAL LAND USE DESIGNATION ON THE LAND USE MAP, BUT THAT THE TEXT IN THE COMMUNITY PLAN DISCUSS THE DESIRABILITY FOR CONSIDERING POSSIBLE COMMERCIAL USE.
2. THAT THE PARCEL FRONTING FRIARS ROAD, AT THE INTERSECTION OF FRIARS AND GAINES, BE REZONED TO THE MULTI-FAMILY RESIDENTIAL DESIGNATION, THAT IS COMPARABLE TO THE ADJACENT PARK PLACE RESIDENTIAL ZONING.
3. THE EXTENSION OF MESA COLLEGE DRIVE BE REDESIGNATED AS A MODIFIED, TWO-LANE COLLECTOR WITH THE DISCUSSION ADDED IN THE TEXT OF THE COMMUNITY PLAN REGARDING THE VARIOUS ENVIRONMENTAL ISSUES, AND COMMUNITY PLANNING AND NEIGHBORHOOD IMPACT ISSUES TO BE TAKEN INTO CONSIDERATION IN THE FUTURE, AND SPECIFICALLY NOTING CONSIDERATION OF IMPACTS ON THAT NEIGHBORHOOD FROM MESA COLLEGE TRAFFIC.

*Rev. 10/1/98
JH.*

4. ~~THAT THE MANAGER DEVELOP A MODIFICATION IN VIEW OF THE RECOMMENDATION TO DELETE THE DISCRETIONARY PROJECT REVIEW, THAT SOME FORM OF PROJECT NOTIFICATION BE PROVIDED IN THIS AREA TO ADDRESS THE COMMUNITY'S CONCERNS AND NEEDS AS IT RELATES TO PARKING.~~

4. STAFF WAS DIRECTED TO WORK WITH THE SILVER TERRACE AREA TO DEVELOP SUPPLEMENTAL PARKING REQUIREMENTS FOR THIS IMPACTED AREA.

Second by White. Passed by a 6-0 vote with Commissioner Watson abstaining.

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THE ENTIRE UNIVERSITY OF SAN DIEGO PROPERTY BE DESIGNATED "UNIVERSITY" WITH A NOTATION THAT THE SPECIFIC USES AND USE RESTRICTIONS ARE SHOWN IN THE UNIVERSITY MASTER PLAN AND CUP. Second by White. Passed by a 6-0 vote with Commissioner Watson abstaining.

- ITEM-11: GENERAL ATOMICS DEMOLITION PROJECT. COASTAL DEVELOPMENT/HILLSIDE REVIEW PERMIT NO. 98-0333.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-166. Second by White. Passed by a 7-0 vote.

- ITEM-12: SABRE SPRINGS PARCEL 2. A VESTING TENTATIVE MAP AND A PLANNED RESIDENTIAL DEVELOPMENT PERMIT 96-7565.

Will Rogers presented Report to the Planning Commission No. P98-169, and stated for the record to delete condition No. 11 on page 3 of 7.

Testimony in favor by:

David Dunham, Pardee Construction. Thanked staff for their hard work on this and advise that they are anxious to move ahead on their project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY MITIGATED NEGATIVE

DECLARATION, ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; APPROVE VTM AND PRD NO. 96-7565.
Second by White. Passed by a 7-0 vote.

ITEM-13: ADOBE BLUFFS, TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMITS AND REZONE NO. 96-7672.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS STATED IN REPORT TO PLANNING COMMISSION NO. P-98-163. Second by Butler. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:55 p.m.