

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 20, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:04 a.m. Chairperson Anderson adjourned the meeting at 12:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Kathleen Garcia-present
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Kelly Broughton, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-not present
Rick Duvernay, Deputy City Attorney-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.**
Joan Tukey, Chair of the Carmel Valley Community Planning Board requested that Item No. 11, Point Carmel No. 99-0606 be continued as the Board does not have an official position on this project yet; their meeting which was scheduled for September 11, 2001, was subsequently canceled due to the terrorist attack.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
Items No. 9, Cedarbrea Lane Property, and Item No. 10, Malies/Dumka Property were placed on consent.

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported on the following:
Housing element. This was continued by the City Council until November 7 to allow staff to bring this back to Planning Commission and Community Planners Committee for a recommendation. A joint meeting has been scheduled with the Housing Commission on October 18 to discuss housing issues and the Housing Element.

Urban Trails. Staff has been invited to a meeting with Park & Recreation staff and Council offices to discuss the City-wide trails program that would include urban and open space trails. Staff will inform and involve the Commission as this proceeds.

Redevelopment Survey Area - Crossroads Project. It is anticipated that this will come before the Planning Commission for a workshop.

Marcela Escobar-Eck reported on the LU&H Committee's telecommunication facility workshop and discussion of cellular facilities recently held concerning the City's policy.

The Farshin Samimi residence appeal is also being reconsidered by the Council. The Zoo has submitted an application and staff will take this to NR&C for policy guidance on issues surrounding the zoo project.

ITEM-5: **COMMISSION COMMENT:**
Vice-Chairperson Lettieri requested that the Planning Commission be given updates on the progress being made on the Strategic Framework Plan. This can be provided during Director's Report on a regular Planning Commission meeting basis.

ITEM-6: **APPROVAL OF MINUTES OF AUGUST 9, 2001.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF AUGUST 9, 2001 WITH A CORRECTION TO THE MAKER OF THE MOTION FOR ITEM NO. 8, CANONLANDS. MOTION WAS MADE BY COMMISSION STRYKER, AND COMMISSIONER BUTLER RECUSED. REVISION TO REFLECT THIS CORRECTION. Second by Butler. Passed by a 6-0 vote with Commissioner Schultz recusing as he was not present at that hearing.

ITEM-7: **APPROVAL OF MINUTES OF AUGUST 30, 2001.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF AUGUST 30, 2001. Second by Lettieri. Passed by a 4-0 vote with Commissioners Butler, Garcia and Stryker recusing.

ITEM-8: **SPRINT PCS - CHURCH ON THE MOVE. CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 41-0213-01.**

Patrick Hooper presented Report to the Planning Commission No. P-01-122.

Testimony in favor by Shelly Kilbourn, Greg Stephens, and Mac Strobl.

Testimony in opposition by Georgia Bankston.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AND APPROVE CUP NO. 41-0213-01 WITH THE REQUIREMENT TO REVISIT THE DESIGN OF THE BASE STRUCTURE. THE DESIGN TO BE SUBMITTED FOR THE APPROVAL OF THE PLANNING DIRECTOR AND REQUIRE THAT THE REDESIGN BE PROVIDED TO THE COMMUNITY PLANNING GROUP AND THEIR COMMENTS REQUESTED. THE REDESIGN TO BE SPECIFICALLY RESPONSIVE TO THE MODERN DESIGN OF THE CHURCH. Second by Brown. Passed by a 6-1 vote with Commissioner Stryker voting nay.

ITEM-9: **CEDARBRAE LANE PROPERTY, COASTAL DEVELOPMENT PERMIT AND TENTATIVE MAP NO. 40-0827.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-160. Second by Brown. Passed by a 7-0 vote.

ITEM-10: **DUMKA-MALIES PROPERTY TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT NO. 40-0414.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-179 ALONG WITH REVISED CONDITION NO. 14 AND THE NEW ADDITION NO. 39 AS SUBMITTED BY STAFF AT THIS HEARING. Second by Brown. Passed by a 7-0 vote.

ITEM-11: **POINT CARMEL. CARMEL VALLEY COMMUNITY PLAN AMENDMENT/CARMEL VALLEY NEIGHBORHOODS 4A AND 7 PRECISE PLANS AMENDMENTS/TENTATIVE MAPS/STREET VACATION/CARMEL VALLEY PLANNED DISTRICT ORDINANCE AMENDMENT AND REZONE/RESOURCE PROTECTION ORDINANCE PERMIT/CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT NO. 99-0606.**

COMMISSION ACTION:

MOTION BY STRYKER TO CONTINUE TO OCTOBER 18, 2001 AT THE REQUEST OF THE COMMUNITY PLANNING BOARD AS THEIR MEETING WHICH WAS SCHEDULED FOR SEPTEMBER 11, 2001 WAS CANCELED DUE TO THE TERRORIST ATTACK; THEREFORE THEY HAVE NOT BEEN ABLE TO VOTE ON THIS PROJECT. Second by Brown. Passed by a 7-0 vote.

ITEM-12: **CONSIDERATION OF AN APPEAL BY STAFF OF THE APPROVAL OF NEIGHBORHOOD USE PERMIT 40-0452, AN APPLICATION TO ALLOW A 1,128 SQUARE FOOT EXPANSION OF A PREVIOUSLY CONFORMING USE FOR RACHEL'S WOMEN'S CENTER LOCATED AT 759 EIGHTS AVENUE INTO A BUILDING AT 827 F STREET.**

Brad Richter, CCDC presented the report dated September 11, 2001.

Testimony in favor of the appeal, opposed to the project by Jonathan David Williams.

Testimony in opposition to the appeal, in favor of the project by Joe Freedman for Council Member Byron Wear, Sister Raymonda Duvall, John Smith, Fred Baronowski, James Justus, Martha Ranson, and John King.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE MODIFICATION TO ITEM NO. 3G PERTAINING TO LOITERING, TO BE STRENGTHENED IN AN EFFORT TO ASSURE THAT ANY LOITERING WILL NOT OCCUR. Second by Brown. Passed by a 6-0 vote with Commissioner Butler recusing.

ITEM-13: **CONSIDERATION OF AMENDMENTS TO THE CENTRE CITY COMMUNITY PLAN AND CENTRE CITY PLANNED DISTRICT ORDINANCE, AND CUP 41-0228, INCLUDING DESIGN REVIEW OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS, FOR THE CORTEZ HILL TRANSITIONAL HOUSING FACILITY LOCATED AT THE SOUTHEAST CORNER OF 9TH AVENUE AND BEECH STREET - CORTEZ DISTRICT OF THE EXPANSION SUB-AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.**

Brad Richter and Dale Royal, CCDC presented their report dated September 11, 2001.

Testimony in favor by Diane Dixon.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND ADOPT THE NEGATIVE DECLARATION/FONSI PREPARED FOR THE PROJECT; AMEND THE CENTRE CITY COMMUNITY PLAN; AMEND THE CENTRE CITY PDO, APPROVE CUP 41-0228; AND APPROVE DESIGN REVIEW OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS. Second by Schultz. Passed by a 5-0 vote with Vice-Chairperson Lettieri and Commissioner Butler recusing.

The Planning Commission meeting was adjourned by Chairperson Anderson at 12:45 p.m.