

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 28, 2000
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. Vice-Chairperson Anderson adjourned the meeting at 4:40 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- not present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Betsy McCullough, Planning & Development Review-not present
Bob Manis, Planning & Development Review-not 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.

Staff requested that Item No. 13, Greystone Torrey Highlands be continued to October 12, 2000 due to a noticing error.

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

Items No. 12 was placed on consent.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised that a Citizens Committee Strategic Framework Plan meeting will be held at Balboa park this evening at 5:00 p.m.

ITEM-6: APPROVAL OF THE MINUTES OF SEPTEMBER 14, 2000.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THESE MINUTES. Second by Brown. Passed by a 6-0 vote with Commissioner Butler voting on the afternoon session only, and Commissioners Skorepa not present.

ITEM-7: LA PACIFICA RV PARK, CONDITIONAL USE PERMIT NO. 99-1265
AMENDING CUP NO. 382-PC.

Derrick Johnson presented Report to the Planning Commission No. P-00-173, and advised of the status of this project since it was last continued.

Testimony in favor by Rick Synder.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE FREEWAY SIGN AS SHOWN ON PAGE 10 (GRAPHIC BOOKLET SUBMITTED AT THIS HEARING) TO BE 30' HIGH BY 100 SQUARE FEET, AND THE MONUMENT SIGN DESIGN AS SHOWN ON PAGE 21, OPTION "B"; WITH THE LOCATION OF THIS SIGN TO BE AS SHOWN ON PAGE 17, OPTION "A". Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-8: CONTINUATION OF THE PROPOSED SECOND QUARTERLY UPDATE TO THE LAND DEVELOPMENT CODE (LDC).

Beth Murray presented Report to the Planning Commission No. P-00-164 and read an addendum into the record regarding flood plain regulations.

Testimony in favor by Steve Silverman, Joanne Pearson, Rebecca Michael.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE AMENDMENTS TO COUNCIL POLICY 600-14 AND THE LDC FLOOD PLAIN REGULATIONS, AND APPROVAL OF THE AMENDMENTS TO THE TELECOMMUNICATIONS FACILITIES REGULATIONS, (INCLUDING THE ADDENDUM READ INTO THE RECORD BY STAFF REGARDING FLOOR PLAIN REGULATIONS), AND

DIRECT STAFF TO CLARIFY WHEN TELECOMMUNICATIONS FACILITIES ARE PROPOSED TO BE LOCATED IN THE PUBLIC-RIGHT OF-WAY, ADJACENT TO, OR WITHIN 100 FEET OF RESIDENTIALLY ZONED OR RESIDENTIAL USES (PART OF A MIXED USE DEVELOPMENT), THEY BE PERMITTED WITH A NEIGHBORHOOD USE PERMIT. Second by Anderson. Passed by a 5-0 vote with Commissioners Skorepa and White not present.

ITEM-9: WELLER COMPANION UNIT (CONDITIONAL USE PERMIT) NO. 99-1317.

Linda Hanley presented Report to the Planning Commission No. P-00-169.

Testimony in favor of the appeal by Jerry Hemme, William Franklin, Evelynne Peters and Deborah Suggs.

Testimony in opposition by David Burdick, Jolaine Harris, Lyle Wright.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE APPEAL AND APPROVE CUP NO. 99-1317 WITH CONDITIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION. Second by Butler. Passed by a 5-0 vote with Commissioners White and Skorepa not present.

ITEM-10: NAVAL TRAINING CENTER (NTC) PRECISE PLAN/LOCAL COASTAL PROGRAM, VESTING TENTATIVE MAP, AND DEVELOPMENT PERMITS.

P.J. Fitzgerald presented Report to the Planning Commission No. P-00-175.

Testimony in favor by Dan Wilkins, Kathleen Riser, Michael Conroy, Wayne Rafflesberger, Seth Leyton, Greg Finley, Richard Anthony, Pat Goddard, James Albright, Mary Boehm, Laura Burnett, H. W. Riley, Homer Delawie, Marsha Sewell, Paul Bishop, Lynne Christenson, Caryl Iseman, Julie Zoellin Cramer, Jim Peugh.

Testimony in opposition by Stan Smith, Byron Whitehead, John McNab, Adam Smith, Sharif Harris, Jodi Beebe, Cheryl Reiff, Noria Maryanne Brown, Connie Messina, Virginia Silverman, Robert Broska, Beryl Flom, Yvonne Lewis, Julia LeBlanc.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING REVISIONS AND ADDITIONAL CONDITIONS:

- 1) DELETE THE DRIVING RANGE.
- 2) THE LAND USE DESIGNATION FOR THE APPROXIMATE 10 ACRE AREA BORDERING THE NORTH END OF THE BOAT CHANNEL, (WHICH INCLUDES BUILDINGS 186, 153, 32, 31, 185 AND 358; THE ASSOCIATED PARKING AREAS AND THE NORTHERN MOST PARKING LOT IN THE PRECISE PLAN) SHOULD BE OPEN SPACE, RECREATIONAL, AND EDUCATIONAL USES - WITH AN EMPHASIS ON MARITIME HERITAGE, MARINE ECOLOGY, HISTORICAL AND CULTURAL CONTRIBUTIONS TO SAN DIEGO MARITIME HISTORY, INCLUDING NAVAL; AND ALSO TO PROVIDE FOR A DEMONSTRATION PROJECT FOR THE TREATMENT OF STORM WATER RUNOFF AT NTC.
- 3) ENDORSE NON-CONTIGUOUS SIDEWALKS IN FRONT OF THE OFFICERS QUARTERS, AND TO WIDEN ROSECRANS ACCORDING TO STAFF'S RECOMMENDED PHASING PROGRAM.
- 4) IMPLEMENT McMILLAN'S "ALTERNATE 1" DESIGN FOR THE GRINDERS WITH THE ELIMINATION OF TREES IN THE MIDDLE OF BOTH PLAZAS.
- 5) SUPPORT LIVE, WORK LOFTS IN THE MULTI-USE AREA.
- 6) ADD PRECISE PLAN LANGUAGE WHICH PROMOTES ACCESSIBILITY IN EACH HOUSING TYPE FOR THE RESIDENTIAL UNITS.

- 7) ESTABLISH A PROCESS 4 FOR THE PARKING STRUCTURE AND ALLOW CONSIDERATION OF SKINNING THE PARKING STRUCTURE WITH COMMERCIAL- RESIDENTIAL USES IF IT IS CONSISTENT WITH THE EIR THRESHOLDS.
- 8) FORM A PAC (PROJECT AREA COMMITTEE) FOR THE NTC REDEVELOPMENT PROJECT.
- 9) ENCOURAGE CONSIDERATION OF A RECREATION AQUATIC CENTER IN THE PARK PLAN.
- 10) REQUIRE ANOTHER LOOK AT THE SECOND TRAFFIC SIGNAL AT HARBOR DRIVE.
- 11) RECOMMEND INCORPORATION OF GREEN BUILDING TECHNOLOGIES IN NEW DEVELOPMENT.

Second by Stryker. Passed by a 4-0 vote with Chairperson Steele, and Commissioners Skorepa and White not present.

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MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THE FOLLOWING REVISION BE MADE TO APPENDIX A OF THE PRECISE PLAN: THAT THE FOLLOWING USES ~~BE ADDED TO THE~~ *that are* PERMITTED USES IN THE RPZ, BUT SHOULD BE NOTED AS BEING ONLY PERMITTED IN AREA 2: CAMPING PARKS, BOARDING KENNELS, EXHIBIT HALLS, INSTRUCTIONAL STUDIOS AND CLASSROOMS, INTERPRETATIVE CENTERS, LIGHT MANUFACTURING, MUSEUMS, NEWSPAPER PUBLISHING PLANTS, OFFICES, SOCIAL SERVICES INSTITUTIONS AND VETERINARY CLINICS. No second.

ITEM-11: CARROLL CANYON INDUSTRIAL PARK - VESTING TENTATIVE MAP, RE-ZONE, A PLANNED INDUSTRIAL DEVELOPMENT, AND RESOURCE PROTECTION ORDINANCE PERMIT, PROJECT NO. 98-0978.

Bob Korch presented Report to the Planning Commission No. P-00-154.

Testimony in favor by Jim Dawe and James Greco.

Testimony in opposition by Cindy Burrascano.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING ADDITIONAL CONDITIONS: THAT THE LANDSCAPING INCORPORATE ENVIRONMENTALLY-FRIENDLY MAINTENANCE TECHNOLOGY; ENCOURAGE DESIGN AND CONSTRUCTION TO UTILIZE GREEN BUILDING TECHNOLOGIES WHEREVER FEASIBLE; LIGHTING ON THE PEDESTRIAN PATH TO BE SHIELDED FROM THE ADJACENT PROPERTY ACCORDING TO THE CITY'S REQUIREMENTS, AND THE ADDITION OF ENCLOSED BICYCLE LOCKERS. Second by Brown. Passed by a 4-0 vote with Chairperson Steele and Commissioners White and Skorepa not present.

ITEM-12: LOS PENASQUITOS CANYON TRANS-COUNTY TRAIL. RESOURCE PROTECTION ORDINANCE HILLSIDE REVIEW PERMIT NO. 99-0529.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-172. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: GREYSTONE TORREY HIGHLANDS - TORREY HIGHLANDS SUBAREA IV PLAN AMENDMENT, TENTATIVE MAP, PLANNED RESIDENTIAL AND PLANNED COMMERCIAL DEVELOPMENT PERMITS, RESOURCE PROTECTION OVERLAY PERMIT AND RE-ZONE, CASE NO. 98-0392.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO OCTOBER 12, 2000. Second by Brown. Passed by a 4-0 vote with Commissioners Stryker, Butler and Skorepa not present.

The Planning Commission was adjourned by Vice-Chairperson Anderson at 4:40 p.m.