

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 30, 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 5:15 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
Bob Manis, Planning & Development Review
Mary Jo Lanzafame, Deputy City Attorney-present
Kelly Broughton, 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 FOR AGENDA ITEMS:

Dan Stricker of Development Review requested that Item #6, Draper Avenue Condos be continued to October 28, 1999 in order to allow time for the applicant to complete Coastal affordable housing requirement discussions.

Staff requested that Items No. 7 and 15 be continued as well.

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

Item No. 13, White Sands of La Jolla was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Bob Manis advised that the City Council approved the Coastal Commission's recommended modifications to the Land Development Code. Once the ordinance is finalized staff will be forwarding that to the Coastal Commission for the final certification.

As soon as staff is available, a discussion will take place regarding the City Council's airport workshop.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele introduced Mary Jo Lanzafame of the City Attorney's office who will be the new legal liaison to the Planning Commission.

Commissioner White inquired about Caltrans construction for the expansion of I-5 and the type of grading being done. The relationship between local government and Caltrans was also raised and it was requested that a discussion follow.

Vice-Chairperson Anderson requested a briefing on the status of State Route 163 through Balboa Park.

ITEM-6: DRAPER AVENUE CONDOS.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO OCTOBER 28, 1999. Second by Stryker. Passed by a 7-0 vote.

ITEM-7: THE NOTO RESIDENCE.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO OCTOBER 21, 1999 DUE TO A NOTICING ERROR. Second by Anderson. Passed by a 7-0 vote.

ITEM-8: STREET ACTION SA 98-523 -- STREET VACATION - PORTION OF BLACKSHAW LANE.

Allen Wake presented Report to the Planning Commission No. P-99-162.

Testimony in favor by Kenneth Discenza, Irv Okovita, Linda Morris, Edna Jaime.

Testimony in opposition by Norma Gonzalez-Jasso.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE THIS ITEM TO ALLOW THE APPLICANT AND THE CITY TO WORK OUT THE TRAFFIC CALMING DEVICES AND REPORT BACK TO THE COMMISSION WITH A SOLUTION. Second by Butler. Passed by a 7-0 vote.

ITEM-9: CONSIDERATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND PROPOSED AMENDMENTS TO THE CENTRE CITY REDEVELOPMENT PLAN, CENTRE CITY COMMUNITY PLAN, AND CENTRE CITY PLANNED DISTRICT ORDINANCE.

Pam Hamilton, CCDC presented the staff report and submitted two resolutions for action.

Testimony in favor by Bruce Coons, David Swarens, Louis Frick, Tom Fat, Bonnie Breitenstein, Tom Carter, Len Simon, Carol Iseman, Philip Delgado, Leslie Wade, Tony Fiori.

Testimony in opposition by Fred Williams, Christian Michaels, Ian Epley, Diane Dixon.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AND APPROVE THE REVISED RESOLUTIONS SUBMITTED AT THIS HEARING ON THE PROPOSED THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND FOR THE PROPOSED FIRST HOTEL AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CENTRE CITY REDEVELOPMENT PROJECT. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

ITEM-10: CHATEAU D'MER TENTATIVE MAP 99-0077.

Derrick Johnson presented Report to the Planning Commission No. P-99-150 on behalf of John Fisher.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE TENTATIVE MAP. Second by Butler. Passed by a 7-0 vote.

ITEM-11: SORRENTO POINTE. COASTAL DEVELOPMENT PERMIT, HILLSIDE REVIEW PERMIT, SENSITIVE COASTAL RESOURCE PERMIT, AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 98-0677.

Patricia Grabski presented Report to the Planning Commission No. P-99-154.

Testimony in favor by Jeanette Waltz, Brian Paul, John Chamberlain.

Testimony in opposition by Joanne Pearson, Bob Wohl, Jan McMillan.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION AND MONITORING REPORTING PROGRAM AND APPROVE PERMIT NO. 98-0677 WITH THE STIPULATION THAT CALTRANS RETAIN THE KNOLL AND INCORPORATE CONTOUR GRADING TO IMITATE THE SANDSTONE BLUFFS. Second by Brown. Failed by a 3-2 vote with Stryker and Anderson voting nay and Commissioners Butler and White not present.

MOTION BY ANDERSON TO CONTINUE FOR AN ENVIRONMENTAL IMPACT REVIEW TO BE PREPARED . Second by Stryker. Failed by a 3-2 vote Chairperson Steele and Commissioner Skorepa voting nay and Commissioners Butler and White not present.

MOTION BY SKOREPA TO CONTINUE TO OCTOBER 28, 1999. Second by Anderson. Passed by a 5-0 vote with Commissioners Butler and White not present.

ITEM-12: SAN DIEGO JEWISH ACADEMY. RZ/RPO/CDP/CUP 98-083

Patricia Grabski presented Report to the Planning Commission No. P-99-160 on behalf of John Fisher.

Testimony in favor by Lynne Heidel, Larry Acheatel, Steve Flanagan, Ruthie Bendor, Lou Lightfoot, Jan Fuchs, Lisa Ross.

Testimony in opposition by Fr. Nabil Movannes, Ted Griswald, Joe Flynn, Christian Clews, Marvin Gerst.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. THAT THIS PORTION OF SHAW RIDGE ROAD BE CONSIDERED AS A PRIVATE DRIVE.
2. THAT THE APPLICANT PROVIDE NATURAL LANDSCAPED TREES IN FRONT OF ALL RETAINING WALLS.
3. THAT THE APPLICANT LIMIT THE HIGH SCHOOL STUDENT CAPACITY TO 252, AND THE STUDENT GENERAL CAPACITY TO 1,008 - THEREFORE THE ACADEMY WILL HAVE FLEXIBILITY ON THE ENROLLMENT OF ELEMENTARY AND MIDDLE SCHOOL, BUT LIMITATION OF HIGH SCHOOL ONLY.
4. THE APPLICANT PROVIDE TRAFFIC CALMING DEVICES AND WARNING SIGNAL DEVICES TO ALLOW THE HORSES AND PEDESTRIANS TO TRAVERSE CARMEL CREEK ROAD.
5. THERE WILL BE NO OFF-SITE DRAINAGE FROM THE JEWISH ACADEMY ONTO OTHER PRIVATE PROPERTIES.
6. THAT ALL SUB-SURFACE WALL SUR CHARGES THAT ARE ON THE JEWISH ACADEMY WILL NOT IMPACT ST. EPHREM'S PROJECT.
7. LIGHTING ON THE PLAYING FIELDS WILL NOT OCCUR AT NIGHT AND ANY OTHER SAFETY LIGHTING WILL FOLLOW THE CITY'S LIGHTING CODE.
8. ADDITIONAL SIGNAGE REQUESTED FOR THE MHPA AND CVREP BE INCLUDED.
9. THE HORSE CROSSING SHOULD BE MONITORED.

10. THAT PORTION OF SHAW RIDGE ROAD THAT IS WITHIN ST. EPHREM'S PROPERTY SHOULD BE MOVED FURTHER NORTH BY CONSTRUCTING THE NORTHERN BOUNDARY WITH A NATURAL LOOKING RETAINING WALL IF FEASIBLE.

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

ITEM-13 WHITE SANDS OF LA JOLLA CDP/SCR/LJPDSU PERMIT NO. 99-0310.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-166. Second by Butler. Passed by a 6-0 vote with Chairperson Steele abstaining.

ITEM-14: JACOB HEALTH CARE CONDITIONAL USE PERMIT 98-1097.

Scott Vurbeff presented Report to the Planning Commission No. P-99-161.

Testimony in favor by John Reed and Bill Stewart.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO APPROVE STAFF'S RECOMMENDATION WITH THE STIPULATION THAT PHASE THREE WILL RETAIN THE EXISTING RESIDENTIAL FOOTPRINT IN THAT WING, AND ADD THE THERAPY AND LAUNDRY ONLY. Second by Skorepa. Passed by a 5-0 vote with Commissioners Butler and White not present.

ITEM-15: HEADQUARTERS POINT RESEARCH PARK.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO OCTOBER 28, 1999. Second by Stryker. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 5:15 p.m.