

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 1, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:06 a.m. Commissioner White adjourned the meeting at 4:15 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-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Janet Lohead, representing Mrs. Celeste Beach, neighbor immediately west of the subject project requested a continuance. After some discussion, this request was denied and the project was heard.

Staff requested that Item #12, Denney Ranch VTM Extension of Time be continued.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
None.

ITEM-4: DIRECTOR'S REPORT.

Gary Halbert advised that the Del Rey project, originally scheduled for September 24, 1998 would be heard on October 15, 1998.

ITEM-5: COMMISSION COMMENT.

Commissioner Skorepa advised that she attended the Bridges and Borders Conference held last week. She reported that the Cities of San Diego and Tijuana joined together on the Gateway Project and made a presentation with the support of Customs, I.N.S. and the Justice Department on this project for the border area. The next phase is to ask for exchange of diplomatic notes so this project can get underway.

Vice-Chairperson Anderson inquired when the Street Design Manual would come before LU&H in October. It was also requested at the next Director's Report that staff provide a briefing on the issue of SDG&E and their removal of street trees.

ITEM-6: APPROVAL OF THE MINUTES OF SEPTEMBER 10, 1998 AND SEPTEMBER 17, 1998.

COMMISSION BUTLER:

MOTION BY BUTLER TO APPROVE THE MINUTES OF SEPTEMBER 10, 1998 WITH A REVISION TO THE MOTION FOR THE LINDA VISTA COMMUNITY PLAN UPDATE ON PAGE 8 TO DELETE THE FIRST SENTENCE OF POINT NO. 4; AND APPROVE THE MINUTES OF SEPTEMBER 17, 1998. Second by White. Passed by a 7-0 vote.

The Planning Commission met with the City Attorney's office in Closed Session to discuss an update of pending litigation in the cases, San Dieguito Partnership v. City of San Diego, San Diego Superior Court Case numbers 707254, 711525 and 718166.

ITEM-7: INITIATION OF AN AMENDMENT TO THE SERRA MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO UPDATE OPEN SPACE POLICIES AND ADJUST LAND USE DESIGNATIONS.

Chris Jacobs presented Report to the Planning Commission No. P-98-162.

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION OF A PLAN AMENDMENT TO THE SERRA MESA COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-8: GOLLAHER RESIDENCE - APPEAL OF THE PROPOSED HILLSIDE REVIEW PERMIT NO. 98-0196, LOCATED AT 614 SAN GORGONIO STREET.

Judy Johnson presented Report to the Planning Commission No. P-98-181.

Testimony in favor of the appeal:

Janet Lothead, representing Celeste Beach, neighbor immediately west of the subject site. Reiterated that she had requested the continuance as it is highly possible that this project does not qualify for exemption from CEQA. Read a letter into the record that was faxed to Mrs. Beach this morning from their advocate in England. Requested a member of the Commission visit the neighbor to assess the negative impacts that this design imposes on her property. The class within the category of CEQA has been incorrectly applied, and this project properly falls within guidelines for categorical exemptions. The project proposes a 4,200 square foot one and two story addition which by its very nature, proposes a new construction and a conversion of a smaller structure, a building which is over forty years old.

Testimony in opposition to the appeal:

Stephen Bradley, architect. Explained that this structure was built in 1950 with 1,868 square feet, and is currently 48 years old. Twenty five years later, the City laid out an area protecting natural hillsides and flora and fauna - now known as the HR zone. This zone was established based upon topography maps, and did not visit each site. They hired a soils engineer to do testing around the buildings of adjacent areas. They found that fill was used in this area. Discussed the map illustrating the existing footprint and where the man-made fill occurred, and where the zone was established.

Moya Gollaher, applicant. Stated she started the process in February to obtain this permit and they adhered to every rule and time line in this process. Requested that the Commission please listen to the facts as presented.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Skorepa. Passed by a 7-0 vote.

ITEM-9: NAVAL TRAINING CENTER REUSE PLAN

Betsy Weisman presented Report to the Planning Commission No. P-98-184. Gerald Trimble and Steve Silverman also made presentations to the Commission.

Testimony in favor by:

Debra Dominici, San Diego Traditional Small Boat Center. Explained she has been part of the reuse planning for the last four years on the subcommittee with Park & Recreation. There is a lot of support for having a small boat center at NTC. She is in support of the reuse plan and her concern regards the intent for the commercial waterfront reuse area. The concerns are due to the Maritime Museum's involvement now and coordinating with the master developer, leasing at the time of conveyance, the rates of lease and basically they feel they can do better by dealing directly with the City for rehabilitation for Building 32.

Linda Sheridan, San Diego Cultural Arts Alliance. Putting together a fiscally responsible and full comprehensive plan for an arts and culture center at NTC. Their plan is consistent with the reuse plan and they believe it is well thought out and utilized the use of the land to good use. Concerned with the economic study that's attached around the use of the property.

Mel Roop, Acting Assistant Director, City Schools. Advised that the district appreciates the inclusion of cumulative findings relative to the impact of the market rate housing and the military family housing's impact on the district's school facilities in Pt. Loma. However, the district still has concerns relative to statements in the EIS/EIR relative to mitigation of incremental effect of the project on school facilities. The district requests that the language of the EIS/EIR and the Candidate Findings and statement of overriding considerations be changed to reflect the continued existence of significant unmitigated impacts defined by the lack of funding to construct the needed school facilities.

Kirk O'Brien, Chairman Peninsula Community Planning Board. NTC is in their planning district and community plan. They feel one element is missing from this redevelopment scenario and that is a project area committee. Council Member Wear convened an implementation advisory committee and they have only met once and there are no plans to have that board convene again. There is a tremendous amount of work to be

done and they as a Board feel there is a large gap in the planning and implementation process. They insist on continuing representation in this process and the official recognition of the Reuse Implementation Advisory Committee formed by Councilman Wear.

Harvey Mandell, Homeless NTC Subcommittee. Read a letter into the record from HUD stating that the subcommittee has reviewed and accepted the final version of the agreement between the City of San Diego and representatives of the homeless regarding the homeless assistance element and the San Diego NTC plan dated 4/10/97. The committee commends Council Member Wear for this hard work and commitment for securing the funding for this agreement. Acceptance of this agreement was predicated on a certain timetable. This timetable has not been kept and the agreement with the subcommittee has also not been kept.

Melanie Nickel, Peninsula Community Planning Board, traffic committee. Agreed with one of the previous speakers that there needs to be more community involvement and input then simply being reported to on an interim basis. They would like to have input on the selection of a master developer. Concerning the traffic issues, the traffic committee and Board do support the preferred alternative. Pt. Loma already has severe traffic problems because there are only two routes in and out of the community - Rosecrans and Nimitz. Obviously this development is going to make their traffic problems worse.

Leslie Hokr, representing NTC Implementation Committee. Echoed views of Kirk O'Brien and Melanie Nickel regarding traffic and community involvement.

Testimony in opposition by:

Art Salzberg, Homeless Veterans. Feels the City is dishonoring the homeless vets. Discussed the homeless situation which existed in San Diego in front of City Hall recently and how the City Council and Mayor treated the vets. Inquired as to why NTC can't house some of the homeless.

Jim Peugh, Audobun Society. A huge portion of the bay's shoreline within the City has been lined with rock revetment or sheet pile walls, allowing virtually no opportunity to enjoy its natural shoreline and wildlife unless you go to Chula Vista. The boat channel will be a particularly

appropriate place to restore segments of this once dominant feature of the bay. Please recommend that the restoration of significant areas of naturalized shoreline be included in the first wave of the implementation projects for the NTC redevelopment and that additional segments be included in future stages of development.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH RESPECT TO THE WEST SIDE OF THE PROJECT. Second by White. This motion was withdrawn.

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

1. CONSIDER REVISING THE EAST SIDE OF THE LAND USE PLAN TO ENHANCE THE REVENUE-GENERATED USES TO RESOLVE SOME OF THE UNMITIGATED TRAFFIC IMPACTS THAT WERE IDENTIFIED IN THE EIR.
2. REGARDING HISTORIC BUILDINGS, LANGUAGE TO BE REVISED TO STATE "...WITH CONSIDERATION OF ECONOMIC FEASIBILITY..."
3. INCLUDE SOME DESIGNATION ALONG THE SHORE LINE OF AREAS FOR POTENTIAL HABITAT RESTORATION.
4. INSERT THE WORD "INCREMENTAL" AS IT RELATES TO THE SCHOOL DISTRICT'S CONCERN REGARDING THE EIR/EIS CUMULATIVE IMPACTS, AS THE REGIONAL TRAFFIC IMPACTS NEED TO BE ADDRESSED SERIOUSLY.
5. THAT A PUBLIC OVERSITE GROUP BE DESIGNATED AS THIS PROCESS MOVES FORWARD.

Second by White. Passed by a 5-0 vote with Chairperson Steele and Commissioner Butler not present.

ITEM-10 NORTH EMBARCADERO ALLIANCE VISIONARY PLAN

Leslie Henegar presented Report to the Planning Commission No. P-98-161 along with Gerald Trimble and Owen Lang.

Testimony in favor by:

John Stevens, resident. His primary concern, because of the location of property he owns, is the access way along Ash Street. He believes that for the plan to implement its purpose, which is to invite access way onto the waterfront and to make the full use possible of public waterfront purposes, and, at the east/west access is going to be critical. He feels the Ash Street access is not clearly defined in the plan as to how it's going to be implemented and what kind of set backs will be there. Inquired as to what's going to happen with the railroad tracks. This has not been addressed.

Jim Peugh, San Diego Audobon Society. He is in support of the increased access for bikes and pedestrians and supports more development for downtown. His concerns are for the waterfront as it is vertical concrete and not attractive. Hopes the City can include a beach and a marsh mudflat for habitats. Hopefully there will be cleaning up of urban runoff as well.

Bill Harris, representing Rick Ghio, of Anthony's. Stated that Mr. Ghio wanted to make certain that the Commission was aware of not only his interest in maintaining his position in the plan but also specific site and configuration of his existing restaurant.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL ENDORSEMENT OF THE NORTH EMBARCADERO ALLIANCE VISIONARY PLAN (A CONCEPT PLAN). Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler not present.

ITEM-11: APPEAL OF THE DECISION OF THE HEARING OFFICER: SANDER RESIDENCE - COASTAL DEVELOPMENT PERMIT CDP 98-0212.

COMMISSION ACTION:

This project was removed from the docket as the appeal was withdrawn.

ITEM-12: EXTENSION OF TIME FOR "DENNERY RANCH" VESTING TENTATIVE MAP NO. 96-7910.

COMMISSION ACTION:

MOTION BY WATSON TO CONTINUE TO NOVEMBER 5, 1998 AT THE REQUEST OF STAFF. Second by Butler. Passed by a 6-0 vote with Commissioner White not present.

ITEM-13: RITE AID AT PARK AND UNIVERSITY. MID-CITY PLANNED DISTRICT/RESOURCE PROTECTION/ALCOHOL CUP NO. 98-0180.

Leisa Lukes presented Report to the Planning Commission No. P-98-189.

Testimony in favor by:

Doug Austin, Architect representing applicant. Explained what a pleasure it was to work with staff and community groups over the years to build this project. Addressed some of the issues raised: roof sign and that it is not an absolute necessity and they don't have to put it up; poster boxes will be maintained; voluntarily restoring the ceiling, sound wall design, hours of operation; street and alley widening.

Kevin Kemper, representing Wells Fargo. Advised that the pile-on element of the painted beams were designated historic by the City's Historic Site Board and Wells Fargo filed an appeal to the City Council of that designation and advised they would be willing to drop that appeal.

Testimony in opposition by:

Jack Trugman, represent owners of Park Diplomat Apartments.
Feels having this store in this area will increase traffic on Essex Street as it is like a speed way now when the businesses close at night.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE DECLARATION AND APPROVE PERMITS NO. 98-0180 WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. TELECOMMUNICATIONS ANTENNAS WILL NOT BE ALLOWED TO BE PLACED ON THE HISTORICAL SIGNAGE.
2. SIGNAGE ON THE ROOF STRUCTURE SIGN SHALL BE LIMITED TO AS SHOWN IN EXHIBIT 'A', WITH THE RETAIL COMPONENT OF THE SIGNAGE BEING RESTRICTED TO IDENTIFICATION OF THE PRIMARY USER OF THE BUILDING.
3. NO LOUD SPEAKERS WILL BE ALLOWED IN THE LOADING DOCK AREA.
4. APPLICANT/OWNER SHALL MAINTAIN THE POSTER BOXES.

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

The Planning Commission meeting was adjourned by Commissioner White at 4:15 p.m.