

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 4, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:02 a.m. Chairperson Anderson adjourned the meeting at 12:05 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-not present
Commissioner Kathleen Garcia-present
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Marcela Escobar-Eck, 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.**
Matthew Wells requested that Item No. 7, Canonlands Project No. 40-0219 be continued for additional review of the traffic study that has been completed.

Kevin Reisch with Seltzer Caplan requested that Item No. 9 be continued for Coastal Commission review and a modified redesign for this fence.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
Items No. 11, Chollas Valley Trunk Sewer Phase II, and Item No. 13, Santa Fe Depot Condominiums were placed on consent.

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough reported that the City Council determined not to recommence negotiations with the Brown Field representatives. They recommended that the City Manager look at increasing economic use of Brown field and directed that the community plan update begin.

Tina Christiansen advised that should any of the Council Committees discuss any land development policy issues the Commission will be notified for any action to be taken.

A copy of the final report on grading activities on sensitive lands which was discussed at NR&C in September will be provided.

Staff is providing an informational report on energy regulations and inquiries related to the Mayor's goals on sustainable energy sources.

A report that went to LU&H on underground requirements discussing ways to reduce the number of waivers granted, and the effect that this might have on affordable housing will be made available.

Marcela Escobar Eck updated the Commission on the Zoo project and the actions taken on this at the NR&C hearing. The minutes from this hearing, as well as the power point presentation will be provided to the Commission, as well as any additional documents pertinent to this issue.

Coleen Clememtson gave an update on the Strategic Framework Element: Last week, CPC voted to move forward with the EIR analysis of the City of Villages strategy and support the strategic framework element concept and policies within that. An outline of the alternatives will be provided to the Commission. The draft City of Villages map has been updated, and that too will be included.

The Finance Subcommittee has been working with a financial consultant to start to tackle the issue of how we will deal with public facilities and infrastructure. LU&H will be updated on the alternatives studied in the EIR. As soon as the date has been set for this meeting, the Commissioners will be advised; there is a possibility of a joint workshop to discuss this further.

ITEM-5: COMMISSION COMMENT:
 Chairperson Anderson requested that when the Broadway View Corridor goes before the Committee for a compromise solution that the Commission be advised so a letter can be submitted explaining their position. Also, due to the fact that there are additional items to be heard before the Planning Commission the week of November 8th will be opened for a hearing.

ITEM-6: APPROVAL OF MINUTES OF SEPTEMBER 20, 2001.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF SEPTEMBER 20, 2001. Second by Schultz. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-7: CANONLANDS PROJECT PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 40-0219 TO SUBDIVIDE A 2.42 ACRE SITE INTO SIX PARCELS TO CONSTRUCT SIX CUSTOM SINGLE FAMILY RESIDENCES.

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO NOVEMBER 1, 2001 FOR ADDITIONAL TIME TO REVIEW THE TRAFFIC STUDY. Second by Brown. Passed by a 4-0 vote with Commissioner Schultz recusing, and Commissioners Butler and Stryker not present.

ITEM-8: **McDONALD'S RESTAURANT, SITE DEVELOPMENT PERMIT, MID-CITY COMMUNITIES DEVELOPMENT PERMIT AND DEVIATIONS NO. 40-0772. APPEAL OF THE HEARING OFFICER APPROVAL.**

Judy Johnson presented Report to the Planning Commission No. P-01-185.

Testimony in favor of appeal, opposed to project by Alex Sacks and Michael Singleton.

Testimony in opposition to the appeal, in favor of project by John Robles, Deborah Kerr, and Harold Lewis.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE APPEAL AND DENY THE PROJECT. Second by Stryker. Passed by a 5-1 vote with Commissioner Schultz voting nay and Commissioner Butler not present.

ITEM-9: **STERN ENCROACHMENT REMOVAL AGREEMENT.**

COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO NOVEMBER 15, 2001 FOR SUBMITTAL TO THE COASTAL COMMISSION AND A REDESIGN REVIEW. Staff was requested that a member of the Mission Beach Planning Board be present at this hearing. Second by Schultz. Passed by a 5-0 vote Commissioners Butler and Stryker not present.

ITEM-10: **HACIENDA HOTEL EXPANSION. PROGRESS GUIDE AND GENERAL PLAN/OLD TOWN SAN DIEGO COMMUNITY PLAN AMENDMENT/RE-ZONE/SITE DEVELOPMENT PERMIT NO. 40-0973.**

Patricia Grabski presented Report to the Planning Commission No. P-01-183.

Testimony in favor by Robert Downer, Kevin Konapasek, and Fred Grand.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND CERTIFY THE MND; APPROVE AMENDMENTS; APPROVE THE RE-ZONE AND APPROVE OLD TOWN SAN DIEGO PLANNED DISTRICT/SITE DEVELOPMENT PERMIT NO. 40-0973. Staff was requested that when there are existing conditions that a site plan of what is currently existing on the site be included in the report. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-11: **CHOLLAS VALLEY TRUNK SEWER PHASE II SITE DEVELOPMENT PERMIT NO 40-0797.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANING COMMISSION NO. P-01-180. Second by Schultz. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-12: **INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDEFINE CAMINO RUIZ NEIGHBORHOOD PARK FROM A PASSIVE PARK TO AN ACTIVE PARK, AND AN ADJUSTMENT TO THE OPEN SPACE LINE ADJACENT TO LOS PENASQUITOS CANYON TO ALLOW GRADING AND FILL FOR THE PARK TO ENCROACH INTO A PORTION OF THE CANYON CURRENTLY DESIGNATED IN THE COMMUNITY PLAN AS OPEN SPACE.**

Cecilia Williams presented the Report to the Planning Commission No. P-01-187.

Testimony in favor by Marvin Howell and Jo Ellen Jacoby.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO APPROVE THE INITIATION. Second by Lettieri. Passed by a 5-0 vote with Commissioner Brown recusing and Commissioner Butler not present.

ITEM-13: **SANTA FE DEPOT CONDOMINIUMS TENTATIVE MAP NO. 40-0426.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S
RECOMMENDATIONS AS OUTLINED IN THE REPORT TO THE
PLANNING COMMISSION NO. P-01-181. Second by Garcia. Passed by a 5-0
vote with Commissioner Schultz recusing and Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 12:05 p.m.