

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 14, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:15 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
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:

A representative of Veryl Mortenson requested a continuance on Item No. 16, Rutherford Residence due to a Judge's order and judgment in San Diego Superior Court. After discussion the request for continuance was denied and the matter was heard.

Joanne Pearson representing the Sierra Club requested that Item No. 7, SeaWorld Initiation be continued until specific project data is available to analyze required findings of SDMC Section 111.0703. After discussion, this request was denied.

Ellen Waldman, appellant, representing neighbors requested that Item No. 10, Torrance Canyon Home be continued due to geologic concerns about the affect of the project on the integrity of the surrounding properties. After discussion, this request was denied.

City staff requested that Item No. 12, San Ysidro Community Plan Amendment be pulled from the docket as it was determined that there is additional analysis that could impact the initiation criteria.

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

Items No. 14, 15, 17 and 18 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough advised that staff will be providing community plan amendment initiation information in the Commissioner's packets within the next week. This matter can be discussed at a future meeting.

Chairperson Steele advised that two workshops have been scheduled with the Commission on November 4 and November 18 on employment lands - industrial land supply.

ITEM-5: COMMISSION COMMENT:

Commissioner Stryker requested that based on the recently received letter from J. W. Stump regarding Prop MM and school siting, and the EIR for the Euclid Area new school that staff schedule a workshop to discuss impacts on existing communities. It was suggested that the School District be present as well. This workshop should take place in the very near future, and that it includes the City's Park & Recreation and Library Departments to discuss issues and opportunities for joint facilities.

ITEM-6: APPROVAL OF MINUTES FROM SEPTEMBER 16 AND SEPTEMBER 30, 1999.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES. Second by Brown. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-7: INITIATION OF AN AMENDMENT TO THE MISSION BAY PARK MASTER PLAN - SEAWORLD HEIGHT LIMIT.

Mike Westlake summarized the status of those issues raised at the last hearing, and advised of new information provided by the applicant since that hearing.

Testimony in favor by Bill Davis, Erich Lathers, Reint Reinders, Kenna Barrett, Davis Brown, Scott Barnett, Manuel Escoto, Laurie Sahba, Gerardo Godínez, Dave Potter, John Leppert, Ameerah Abdullah. .

Testimony in opposition by Joanne Pearson, Otto Emme, Donna Frye, Martha Land, Ariadna Wall, Scott Andrews, Jarvis Ross, Marvin Berman, Joe O'Neil, Priscilla McCoy, Jose Mireles, Edward Gorham, Billy Paul.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND APPROVE THE INITIATION. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-8: AMENDMENTS RELATING TO THE SPORTS/ENTERTAINMENT DISTRICT AND RELATED MATTERS.

Pam Hamilton, Brad Richter and Walter Rask of CCDC presented information relating to four amendments dealing with the sports and entertainment district in East Village, the first hotel amendment, the second hotel amendment in East Village and the 1999 general design and public and semi-public uses amendments, and Pete Lynch discussed the Resource Protection permit processed by the Planning Department.

Testimony in favor by David Watson, Billy Paul and Tom Larwin.

Testimony in opposition by Christian Michaels.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE AMENDMENTS RELATING TO THE SPORTS/ENTERTAINMENT DISTRICT AND RELATED MATTERS AS SUBMITTED BY STAFF AT THIS HEARING AND RECOMMEND THAT THE COUNCIL REQUEST THAT THE PADRES PROVIDE FREE PARKING AT QUALCOMM STADIUM, IN A DESIGNATED AREA FOR THOSE PEOPLE WHO ARE ATTENDING A GAME AT THE BALLPARK. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE FIRST HOTEL AMENDMENTS AS SUBMITTED BY STAFF AT THIS HEARING. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SECOND HOTEL AMENDMENTS AS SUBMITTED BY STAFF AT THIS HEARING. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE 1999 GENERAL DESIGN AND PUBLIC AND SEMI-PUBLIC USES AMENDMENTS AS SUBMITTED BY STAFF AT THIS HEARING. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0879 AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-174. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Butler abstaining.

Staff was requested to advise the City Council that the Planning Commission strongly recommends that a goodwill program be developed and implemented for businesses and residents surrounding the ballpark.

ITEM-9: APPEAL OF THE HEARING OFFICER'S DECISION FOR LA MEDIA TRUCK PARK - PHASE II - PROPOSED OTAY MESA DEVELOPMENT PERMIT NO. 98-0942.

Kevin Sullivan presented Report to the Planning Commission No. P-99-157 and read additional conditions and revised condition language for Condition 26D of the OMD into the record.

Testimony in favor of the project by John Riess.

Testimony in opposition of the project by Roque De La Fuente, II.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO:

1. APPROVE STAFF'S RECOMMENDATION WITH THE INCLUSION OF A CONDITION THAT THE APPLICANT PAY FACILITIES BENEFITS ON THE NEW PORTION OF THE ROAD ON THE BASIS OF A FIVE YEAR TEMPORARY USE, AND PAY FACILITIES BENEFITS ON THE ALREADY IN-USE PORTION ON THE BASIS OF EIGHT YEARS, (LESS WHAT THEY HAVE ALREADY PAID);
2. CERTIFY NEGATIVE DECLARATION IN ACCORDANCE WITH STATE CEQA GUIDELINES, AND DENY THE APPEAL AND APPROVE OTAY MESA DEVELOPMENT PERMIT NO. 98-0942, SUBJECT TO CONDITIONS IN ATTACHMENT NO. 4;
3. AND APPROVE THE REVISED CONDITION READ INTO THE RECORD BY STAFF.

Second by White. Passed by a 4-1 vote with Commissioner White voting nay and Commissioners Butler and Skorepa not present.

ITEM-9: APPEAL OF THE DECISION OF THE HEARING OFFICER FOR TORRANCE CANYON RESIDENCE - PROPOSED HILLSIDE REVIEW, CONDITIONAL USE, VARIANCE, AND MID-CITY PLANNED DISTRICT PERMIT NO. 99-0021.

Kevin Sullivan presented Report to the Planning Commission No. P-99-153.

Testimony in favor of the project by Matthew Wells and Maureen Flores.

Testimony in opposition to the project by Ellen Waldman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE VARIANCE, HILLSIDE REVIEW, CUP, MID-CITY PLANNED DISTRICT PERMIT NO. 99-0021, SUBJECT TO CONDITIONS OF APPROVAL IN ATTACHMENT 6 AND CERTIFY MND NO. 99-0021 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT, AND WITH THE INCLUSION OF A CONDITION THAT THERE IS SOME ROOT BARRIER OR SET BACK FROM THE NEIGHBOR SO THE ROOT DOESN'T TRAVEL HORIZONTALLY TO THE NEIGHBOR'S HOUSE. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-11: MISSION VALLEY CHRISTIAN FELLOWSHIP - APPEAL OF HEARING OFFICER'S DECISION TO APPROVE MISSION VALLEY DEVELOPMENT AND CONDITIONAL USE PERMIT NO. 99-0334.

Bill Tripp presented Report to the Planning Commission No. P-99-158.

Testimony in opposition to the appeal by John Kosmas, Leo Giovinetti, Jacqui Scott, Tom Nichols, Kenneth Kerk, Jack Furness, Carl Starrett.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO GRANT THE APPEAL, DENY THE HEARING OFFICER'S DECISION AND APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS:

1. THAT THIS SIGN RUNS WITH THIS CONDITIONAL USE PERMIT.
2. DRAFT PERMIT FINDING AND RESOLUTION ITEM ID, PAGE 2 OF 3, SHALL BE REVISED TO INCLUDE, "...MAINTENANCE OF EXISTING SITE CONDITIONS FOR A THREE YEAR PERIOD SHALL BE PERMITTED.

3. GRANT A DEVIATION FROM THE SIGN REGULATIONS AS ALLOWED BY THE CONDITIONAL USE PERMIT REGULATIONS BASED ON THE FINDING THAT IT IS AN EXISTING SIGN, IS LOCATED IN SUCH A WAY THAT ANY OTHER LOCATION ON THE SITE WOULD BE HIDDEN BECAUSE OF EXISTING BUILDINGS, COULD HAVE AN ECONOMIC BURDEN AND IS FOR A TEMPORARY USE ONLY.

Second by Anderson. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-12: INITIATION OF AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 5.04 ACRE AREA FROM INDUSTRIAL TO RESIDENTIAL.

This item was pulled from the docket by staff and will be rescheduled.

ITEM-13: INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY AND SORRENTO HILLS COMMUNITY PLANS, CARMEL VALLEY NEIGHBORHOOD 8A SPECIFIC/PRECISE PLAN, AND CARMEL VALLEY NEIGHBORHOOD 8 PRECISE PLAN, AND TO THE PROGRESS GUIDE AND GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN TO REDESIGNATE VARIOUS SITES TO RESIDENTIAL, INDUSTRIAL/BUSINESS PARK, OPEN SPACE AND PARK USE. PROJECT NO. 99-0927.

Lindy Lowe presented Report to the Planning Commission No. P-99-176.

Testimony in favor by Ann Harvey, Lisa Ross, Christian Clews, Bunny Clews.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION. Second by Brown. Passed by a 5-0 vote with Commissioners White and Butler not present.

SKOREPA

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ITEM-14 SCRIPPS RANCH NORTH PLANNING AR 4350, TENTATIVE MAP AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 99-0184.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-164. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-15: AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, OTAY MESA COMMUNITY PLAN AND DENNERY RANCH PRECISE PLAN TO REDESIGNATE PORTIONS OF DENNERY ROAD FROM 4 LANE MAJOR TO 4 LANE COLLECTOR AND 2 LANE COLLECTOR, AND FROM 4 LANE COLLECTOR TO 2 LANE COLLECTOR.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-155. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele abstaining and Commissioner Butler not present.

ITEM-16: RUTHERFORD RESIDENCE COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 98-0294.

Judy Johnson presented report to the Planning Commission No. P-99-165.

Testimony in favor by Maria Lia.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 5-0 vote with Commissioners Skorepa and White not present.

ITEM-17: SCHNEIDER RESIDENCE.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-170. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-18: MONTANA MIRADOR DEVELOPMENT AGREEMENT. VESTING TENTATIVE MAP, REZONE, PRD, HRP, RPO NO. 87-0924 ADOPTED BY THE CITY COUNCIL ON JANUARY 16, 1996. PURCHASE AGREEMENT ADOPTED BY THE CITY COUNCIL ON AUGUST 11, 1997.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-169. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-19: MARSTON POINT PLACE - MID-CITY DEVELOPMENT PERMIT AMENDMENT (MCD 99-0838 - AMENDMENT TO MCD 96-7209).

Leisa Lukes presented Report to the Planning Commission No. P-99-172.

Testimony in favor by Tom Carter, Frank Marwood.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION.

It was suggested that a workshop be held to discuss planning issues on tandem parking and design in urban areas. Second by Stryker. Passed by a 4-0 vote with Commissioner Butler abstaining, and Commissioners White and Skorepa not present.

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