

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 15, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner White at 9:13 a.m. Commissioner White adjourned the meeting at 10:40 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not present
Vice-Chairperson William Anderson-not 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-not present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-not present
Bob Didion, Principle Planner, DSD-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.

Susan Sweeney, requested a continuance on Item No. 9, SEDC Redevelopment Plan for the best interest of the community as they were not noticed in a timely fashion.

Dedi Ridenour, Sunset Cliffs Natural Park Recreation Council requested that Item No. 10 be continued for additional time for the community and university to discuss issues and suggestions for the field trip.

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

None.

Item No. 8, 1015 F Street Tentative Parcel Map was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Commissioner Skorepa advised that she recently went to Mexico City on behalf of the Commission and the City for a meeting with the Mexican Government on a proposal for a border project for an elevated freeway.

Commissioner Butler advised that she attended the U.L.I. fall meeting in Dallas and represented the Planning Commission. Commissioner Butler will provide an audio tape of U.L.I.'s "Smart Growth" program for the Commission.

ITEM-6: APPROVAL OF THE MINUTES OF OCTOBER 1, 1998.

COMMISSION BUTLER:

MOTION BY WATSON TO APPROVE THE MINUTES OF OCTOBER 1, 1998. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-6A: DEL REY. COASTAL DEVELOPMENT PERMIT/TENTATIVE MAP (CDP) NO. 96-7365.

Patrick Hooper presented Report to the Planning Commission No. P-98-183.

No one present to speak.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO NOVEMBER 19, 1998 AND BRING BACK WITH A LANDSCAPE PLAN AND A PARKING PLAN THAT SHOWS MOVING AS MUCH OF THE PARKING ON PARCEL FOUR TO THE BACK OF THE LOT AS POSSIBLE. Second by Stryker. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

*Rev. 10/15/98.
ff.*

*Include
lots 2, 3 as
well.*

ITEM-7: DOWLATSHAHI RESIDENCE - APPEAL OF HEARING OFFICER'S DECISION TO DENY COASTAL AND HILLSIDE REVIEW DEVELOPMENT PERMIT NO. 96-0585 AND ASSOCIATED VARIANCES.

Bill Tripp presented Report to the Planning Commission No. P-98-193 and advised that Conditions 23 and 25 would be deleted from the permit.

Testimony in favor of the project:

Barry Dowlatshahi, applicant. Explained why there is more than twenty percent encroachment on the property. Discussed the FAR, and addressed the design. Feels he has adhered to all zoning regulations and that his house is harmonious with the rest of the neighborhood.

Joseph Nichting, resident. Spoke to the due process. This lot has been in escrow for one year. Doesn't understand why staff recommended approval after it was denied by the Hearing Officer if they knew it would only be denied again. It has been difficult to work with the City for two years and comply with all requests, then has it denied again.

Testimony in opposition to the project:

Bruce Barshop, neighbor. Spoke to the size of this house and its comparison to the size of the lot. Described how the grading removed the hillside and how it was just replaced with the house. The house is just too big for the lot. This house and the one next to it are spec houses and the owners do not care what's left in the neighborhood. They are only concerned about the economics involved.

Sherry Bahrambeyhui, neighbor. Feels this house is just too big for the lot and they have gone beyond the variance and pushed the envelope excessively in all instances. This will have a large impact on the balance of the neighborhood.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND DENY THE PROJECT. Second by Stryker. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-8: 1015 "F" STREET TENTATIVE MAP NO. 98-0439.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO CERTIFY NEGATIVE DECLARATION 98-0439 AND APPROVE TENTATIVE PARCEL MAP NO. 98-0439. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-9: SOUTHEASTERN REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE ITEM TO DECEMBER 10, 1998. STAFF WAS DIRECTED TO GO BACK TO THE COMMUNITY TO LISTEN TO THEIR QUESTIONS, COMPILE AND CONSOLIDATE THEM TO BE PROPERLY ANALYZED AND MAKE THE COMMUNITY GROUPS A PART OF THIS PROCESS. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present, and Commissioner Butler abstaining.

ITEM-10 POINT LOMA NAZARENE UNIVERSITY FIELD TRIP

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE THE FIELD TRIP TO DECEMBER 3, 1998. STAFF WAS DIRECTED TO CONTACT ALL THE PEOPLE WHO APPEARED AT THE FIRST HEARING AND INFORM THEM OF THIS FIELD TRIP. STAFF TO MEET WITH THE COMMUNITY TO GET INPUT FOR VARIOUS STOPS IN THE AREA THAT THE COMMISSION SHOULD BE MADE AWARE OF AND PROVIDE SOMETHING IN WRITING TO THE COMMISSION PRIOR TO THIS FIELD TRIP. STAFF TO PROVIDE PROCEDURAL GROUND RULES PRIOR TO THE FIELD TRIP AND THESE TO BE REVIEWED WITH CHAIRPERSON STEELE. Second by Butler. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present, and Commissioner Watson abstaining.

The Planning Commission meeting was adjourned by Commissioner White at 10:40 a.m.