

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 19, 2000
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. Vice-Chairperson Anderson adjourned the meeting at 4:35 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-not present
Gary Halbert, 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.

Joanne Pearson representing the Sierra Club requested that Item No. 13, Headquarters Point Research Park be continued due to a noticing error.

Commissioner White requested that Items No. 10 and 14 be continued as staff did not provide the entire PID for the Commission on Item No. 10; and there were no drawings for Item #14.

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

Items No. 8, 9 and 12 were placed on consent.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg advised that Companion Units were discussed at LU&H recently and how the City might be able to loosen the regulations in order to encourage additional units throughout the City. This item was trailed to the Committee's next meeting. Staff will provide a report from that discussion and report back. Commissioner Skorepa requested that the Commission be advised of such items before they are presented to LU&H so the Commission could participate if they so wished.

Also discussed at LU&H was historic regulations from direction received from a Council meeting since the LDC revisions. Staff to report back and schedule a workshop with the Commission in the near future. This workshop to be conducted with the Historic Resource Board policy members.

ITEM-5: COMMISSION COMMENT:

Commissioner White expressed his appreciation and thanks to staff during his tenure on the Commission and that he thoroughly enjoyed his time and was pleased to be able to participate in this process.

Vice-Chairperson Anderson inquired about the grading workshop he requested recently. Gary Halbert assured him this would be coming back to the Commission in the near future, and a field trip will also be scheduled.

ITEM-6: APPROVAL OF THE MINUTES OF SEPTEMBER 28, 2000.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THESE MINUTES WITH A MINOR REVISION TO THE SECOND MOTION MADE FOR THE NAVAL TRAINING CENTER PROJECT, PAGE 6, THIRD LINE AS FOLLOWS: THAT THE FOLLOWING USES ~~BE ADDED TO THE~~ THAT ARE PERMITTED USES IN THE RPZ...". It was requested that staff be present at the next Commission meeting to advise what action was taken by the City Council and how they took the Commission's concerns into account. Second by Stryker. Passed by a 6-0 vote with Commissioner Skorepa abstaining as she was not present at that hearing.

ITEM-7: PADGET GUEST HOUSE, COASTAL DEVELOPMENT PERMIT AND NEIGHBORHOOD USE PERMIT NO. 40-0275; APPEAL OF THE DECISION OF STAFF.

Jeanette Temple presented Report to the Planning Commission No. P-00-174.

Testimony in favor of the appeal by Ralph Patrick, James Krokee, David Dela Torre.

Testimony in opposition to the appeal by Don Perkins and Wilma Padget.

Public testimony was closed.

COMMISSION ACTION:

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

ITEM-8: PROPOSED SECOND AMENDMENT TO THE CITY HEIGHTS REDEVELOPMENT PLAN.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Butler. Passed by a 7-0 vote.

ITEM-9: MID-CITY COMMUNITIES PLAN AMENDMENT.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-185. Second by Butler. Passed by a 7-0 vote.

ITEM-10: LA FITNESS SPORTS CLUB. APPEAL OF THE HEARING OFFICER'S DECISION TO DENY CDP/PID 99-1376.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO NOVEMBER 16, 2000 TO ALLOW STAFF TO BRING BACK THE ENTIRE PID. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-11: PROPOSED PUBLIC RIGHT-OF-WAY USE PERMIT PROCEDURES.

Gary Halbert presented Report to the Planning Commission No. P-00-180.

No one present to speak to this matter.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE REVISION TO SECTION 126.0904, DECISION PROCESS FOR A PUBLIC RIGHT-OF-WAY USE PERMIT BE CHANGED TO PROCESS 4 FROM PROCESS 2. Second by Stryker. Passed by a 6-1 vote with Commissioner Skorepa voting nay.

ITEM-12: LONE TREE ESTATES. PROPOSAL TO SUBDIVIDE A 43 ACRE SITE WITHIN THE DEL MAR SPECIFIC PLAN AREA INTO 17 SINGLE FAMILY RESIDENTIAL LOTS, 1 COMMON AREA LOT, AND ONE OPEN SPACE LOT.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING REPORT NO. P-00-188. Second by Butler. Passed by a 7-0 vote.

ITEM-13: HEADQUARTERS POINT RESEARCH PARK.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE AT THE REQUEST OF THE SIERRA CLUB. Second by Stryker. Passed by a 7-0 vote.

ITEM-14: SCHOTZ ESTATES

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO NOVEMBER 16, 2000 TO ALLOW STAFF TO PROVIDE THE REQUIRED DRAWINGS IN THE STAFF REPORT RATHER THAN ON THE DAY OF THE HEARING. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-15: LA JOLLA COMMONS.

John Fisher presented Report to the Planning Commission No. P-00-171.

Testimony in favor by Gordon MacKenzie, John Leppert, Allan Haynie, Joseph Wong, Eve Hager, Stephen Butler, David Cherastore, Erik Bruvold, Jim Sardo, Pat Rohan, Brian Riley, Brian Driscoll, Jan Percival-Lipscomb, Paula Stickney, David Odmark, Sandra Boyd for Alice Tana, Chris Powers, Rod Stone, Pat Rehan, Keith Fernandez, Mark Burns.

Testimony in opposition by Martin Rye, George Lattimer, Stan Siegel, Al Alexander, Jeff Pratt, Rebecca Michael, Andy Schlaefli, Tambra Martinez, Patti Colburn, Paul Pieterse.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING REVISIONS AND ADDITIONS:

1. REVISE TENTATIVE MAP CONDITION NO. 11 RELATIVE TO AFFORDABLE HOUSING AGREEMENT TO BE CHANGED TO 55 YEARS FROM 30 YEARS.
2. ALL CONDOMINIUM AND OFFICE OWNERS BE PROVIDED A DISCLOSURE ADVISING OF THE PROXIMITY OF MIRAMAR'S FLIGHT PATH;
3. PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT FOR REVIEW AND APPROVAL A TRANSPORTATION DEMAND MANAGEMENT PROGRAM WITH MORE THAN BIKE RACKS AND SIDEWALKS TO THE SATISFACTION OF THE CITY MANAGER;
4. TO ENCOURAGE THE APPLICANT TO UTILIZE THE GREEN BUILDING TECHNOLOGY IN THE PROJECT DESIGN AND CONSTRUCTION WHERE FEASIBLE;

5. ADD A FOOTNOTE TO THE UNIVERSITY COMMUNITY PLAN INDICATING THE TRANSFER OF ADT'S FROM THE REGENTS PARK SITE TO THE LA JOLLA COMMONS SITE;
6. INCLUDE ADDITIONAL FINDINGS TO THE STATEMENT OF OVERRIDING CONSIDERATIONS AS FOLLOWS: "BECAUSE THE PROJECT IS SUPERIOR PLANNING AND ARCHITECTURE, LANDSCAPING, A BUILDING PATTERN ESTABLISHED IN THE COMMUNITY AND CONTINUATION OF THAT PATTERN, PROVISION OF PUBLIC OPEN SPACE, PEDESTRIAN CONNECTIONS TO LA JOLLA VILLAGE DRIVE; PROVISION FOR THE LIGHT RAIL TRANSIT STOP; AND ADDITION OF EMPLOYMENT SPACE IN A MARKET THAT DEMANDS IT".

Second by Skorepa. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-16: **JOINT CITY/COUNTY PLANNING COMMISSION MEETING.**

Joint meeting held.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 4:35 p.m.