

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING
NOVEMBER 1, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:07 a.m. Chairperson Anderson adjourned the meeting at 5:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson William Anderson-present
Vice-Chairperson Anthony Lettieri-present
Commissioner Barry Schultz-not present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-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-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.**
Item No. 12, Estates at Costa Del Mar was removed from the docket due to a noticing error and will be renoticed for November 29, 2001.

Low Wolfsheimer requested that Item No. 11, Appeal of CCDC Staff Decision, Allegro Tower Project Upper Tower Articulation be continued. After some discussion, it was determined that this project would be heard at this meeting.

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

ITEM-4: **DIRECTOR'S REPORT:**
Betsy McCullough spoke to the draft environmental document distributed to the Commission for the La Jolla Community Plan update. Staff recognizes that a final document was to be provided; this will be available prior to the hearing on the update, and staff suggests that the hearing be held, and if the Commission so determines, the final action can be continued.

Staff went before LU&H regarding the Housing Element and the Committee acted to recommend this be approved at the Council level. The Inclusionary Housing program was also discussed at this meeting and the Committee voted to continue this item in order for staff to provide information for questions raised. This was continued to November 28, 2001.

Coleen Clementson provided an update of Strategic Framework Plan.

Marcela Escobar-Eck advised of Council's action taken at their recent meeting. In particular, Marcela spoke to the specific action taken on the Scripps Pomerado Project and the request by the Planning Commission for "pop-outs" in lieu of non-contiguous sidewalks. Ms. Eck also introduced Diane Murbach, a new member of their Development Project Management staff.

ITEM-5: **COMMISSION COMMENT:**
Commissioner Stryker inquired as to the status of the Street Design Manual and requested that staff advise of this update and provide a copy of the draft.

ITEM-6: **APPROVAL OF MINUTES OF OCTOBER 18, 2001:**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF OCTOBER 18, 2001. Second by Butler. Passed by a 5-0 vote with Commissioner Garcia recusing and Commissioner Schultz not present.

ITEM-7: **INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN, CARMEL VALLEY NEIGHBORHOOD 8 PRECISE PLAN, NORTH CITY LOCAL COASTAL PROGRAM, AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE A PORTION OF A 12.25 ACRE SITE FROM OPEN SPACE TO NEIGHBORHOOD COMMERCIAL AND LOW MEDIUM DENSITY RESIDENTIAL. CREEKSIDE AT CARMEL CREEK, PROJECT NO. 41-0592.**

Bernie Turgeon presented Report to the Planning Commission No. P-01-206.

Testimony in favor by Mike Finley.

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 5-1 vote with Commissioner Garcia voting nay and Commissioner Schultz not present..

ITEM-8: **INITIATION OF AN AMENDMENT TO THE UPTOWN COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE AN APPROXIMATELY 1.38 ACRE SITE FROM HIGH DENSITY RESIDENTIAL (.69 ACRES) AND OFFICE AND MEDIUM DENSITY RESIDENTIAL USES (.69 ACRES) TO VERY HIGH DENSITY RESIDENTIAL USE (73-110 DWELLING UNITS PER ACRE). UPTOWN TEMPLE APARTMENTS.**

Lara Evens presented Report to the Planning Commission No. P-01-189.

Testimony in favor by Marie Lia, Brian Seltzer, Jeff Silberman.

Testimony in opposition by Joy Heitzmann, Raulf Polichar, and Lucy Goldman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Stryker. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Schultz not present.

ITEM-9: **LA JOLLA MOBIL CARWASH - COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMIT NO. 41-0161. PROJECT NO. 41-0161.**

Bob Korch presented Report to the Planning Commission No. P-01-184.

Testimony in favor by Ken Assi, Kambiz Agahnia, and Kayvon Agahnia.

Testimony in opposition by Sherri Lightner, and William Turner.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 41-0161 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMITS NO. 41-0161, AMENDING COASTAL DEVELOPMENT AND LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 96-0112. Second by Butler. Passed by a 5-1 vote with Vice-Chairperson Lettieri voting nay and Commissioner Schultz not present.

ITEM-10: **CANONLANDS - TENTATIVE MAP/STREET VACATION/SITE DEVELOPMENT PERMIT/PLANNED DEVELOPMENT PERMIT NO. 40-0219.**

Patricia Grabski presented the status of this project since it was last heard on October 4, 2001, and provided answers raised at previous meetings regarding traffic, sight visibility and access rights.

Testimony in favor by Lynn Stiers, Barbara Stiers, Janet Moore, Uilis Volpato, Joan Kittredge Vitalich, Matthew Wells, Martha Bray.

Testimony in opposition by Michael Prickett, Jarvis Ross, Mary Wheeler, Peter Wheeler, Joan Stevens, and Geoff Stevens.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS PRESENTED AT THIS HEARING. Second by Brown. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Schultz not present.

ITEM-11: **PUBLIC HEARING - CONSIDERATION OF AN APPEAL BY M&S BALANCED PROPERTY FUND, L.P., OF THE CENTRE CITY DEVELOPMENT CORPORATION'S APPROVAL OF CENTRE CITY DEVELOPMENT PERMIT NO. 40-0922 FOR THE ALLEGRO TOWER PROJECT, A 200 UNIT APARTMENT PROJECT IN THE LITTLE ITALY DISTRICT OF THE CENTRE CITY REDEVELOPMENT AREA.**

Brad Richter of CCDC presented Memorandum from CCDC dated October 24, 2001.

Testimony in favor of the appeal by Lou Wolfsheimer, Ross Berry, Lorne Polger and Christine Horn.

Testimony in opposition to the appeal by Lynne Heidel and Doug Austin

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Brown. Passed by a 4-0 vote with Vice-Chairperson Lettieri recusing and Commissioners Butler and Schultz not present.

ITEM-12: **ESTATES AT COSTA DEL MAR - A VESTING TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, AND REZONE.**

This project was removed from the docket and will be renoticed for November 29, 2001.

ITEM-13: **FENTON CARROLL CANYON TECHNOLOGY CENTER. RE-ZONE/VESTING TENTATIVE MAP/MULTIPLE HABITAT PLANNING AREA BOUNDARY ADJUSTMENT/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 98-1199/AMENDMENT TO CONDITIONAL USE PERMIT NO. 89-0585.**

Patricia Grabski presented Report to the Planning Commission No. P-01-211.

Testimony in favor by Lynne Heidel, Allen Jones, Christopher Neils, Jeanette Waltz, Lynn La Chapelle, and Michael Dunbar.

Testimony in opposition by Mel Hinton and Mark Kornheiser.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY:

APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-211;

APPROVE THE ERRATA SHEET DISTRIBUTED BY STAFF AT THIS HEARING;

ADD A CONDITION THAT LANGUAGE BE DRAFTED TO THE SATISFACTION OF THE CITY ENGINEER TO ADDRESS THE ACCESS ISSUE FOR THE EXISTING HANSON AGGREGATE OPERATIONS, HOWEVER RECOGNIZING THAT THIS IS A REDEVELOPING AREA, AND THAT THESE OPERATIONS DO NOT NECESSARILY HAVE TO CONTINUE IN THE SAME MANNER THAT THEY ARE TODAY, FOR EXAMPLE, "PRIOR TO COUNCIL CONSIDERATION, ENSURE THAT THE STREET SECTION AND INTERSECTION DETAILS TAKE INTO CONSIDERATION EXISTING HANSON AGGREGATE PROJECT".

RECOMMEND A BRIDGE CROSSING RATHER THAN THE PROPOSED CULVERT CROSSING, CONSISTENT WITH WHAT IS REQUIRED BY THE CITY ENGINEER AND CONSIST WITH THE COMMUNITY PLAN AND MASTER PLAN, PAGES 24 AND 26.

*Rw 11/15/01 JF
San Clemente Creek*

Second by Garcia. Passed by a 6-0 vote with Commissioner Schultz not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 5:45 p.m.