

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING
NOVEMBER 15, 2001
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Anderson at 9:05 a.m. Vice-Chairperson Lettieri adjourned the meeting at 2:35 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-present
Commissioner Kathleen Garcia-present (in at 10:40 a.m.)
Commissioner Geralda Stryker-present
Betsy McCullough, Planning Department-present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Bob Didion, 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.**
Joan Tukey, Chair of the Carmel Valley Planning Board requested that Items No. 7 and 8, Nextel Carmel Valley Fire Station and Cingular Carmel Valley Fire Station be continued as the Planning Board has not had time to review the cumulative effects of these facilities as they have been permitted separately.

Shelly Kilbourn representing Cingular requested that Item No. 8, Cingular Carmel Valley Fire Station be continued due to a noticing problem.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**
Item No. 10, Navajo MTDB Plan Amendment, Item No. 13, San Dieguito River Valley Long Term Management Plan, and Item No. 15, First Amendment to the Development Agreement for the redevelopment of the Navy Broadway Complex were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**
Gail Goldberg reminded the Commissioners that in two weeks, there will be a combined citizen committee meeting for the Strategic Framework Plan. This will be held on November 29 at 5:00 p.m.

Karen Lynch-Ashcraft advised of LU&H's actions taken on the cellular facilities held on November 14, 2001. Chairperson Anderson requested that this be placed on the Planning Commission docket as an action item so they can advise the City Council of the concerns on design, and findings.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-5A: **APPROVAL OF MINUTES OF NOVEMBER 1, 2001.**

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF NOVEMBER 1, 2001 WITH A MINOR MODIFICATION TO ITEM NO. 13, PAGE 6 TO ADD THE WORDS, "...SAN CLEMENTE CREEK MASTER PLAN..." TO THE MOTION. Second by Brown. Passed by a 5-0 vote with Commissioner Schultz recusing and Commissioner Garcia not present.

ITEM-6: APPEAL OF STAFF DECISION FOR THE STERN ENCROACHMENT REMOVAL AGREEMENT, LOCATED AT 2727 OCEAN FRONT WALK.

Cathy Middlested presented Report to the Planning Commission No. P-01-159.

Testimony in favor of the appeal by Dick Mitchell, Phil Jordan, Kevin Reisch, Bill Stern and Scott Piddington.

Testimony in opposition to the appeal by Pat Gallagher.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO APPROVE STAFF'S RECOMMENDATION AND DENY THE APPEAL AND DENY THE PROJECT. Second by Lettieri. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-7: NEXTEL CARMEL VALLEY CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 94-0330-100. PROPOSED INSTALLATION AND OPERATION OF A WIRELESS COMMUNICATION FACILITY ON CITY OF SAN DIEGO FIRE STATION NO. 24 LOCATED AT 13077 HARTFIELD AVENUE IN THE CARMEL VALLEY COMMUNITY PLAN AREA.

COMMISSION ACTION:

MOTION BY BROWN TO CONTINUE TO JANUARY 17, 2001 AT THE REQUEST OF THE COMMUNITY PLANNING BOARD. Second by Stryker. Failed by a 2-4 vote with Commissioners Butler, Schultz, Lettieri and Chairperson Anderson voting nay and Commissioner Garcia not present.

MOTION BY BUTLER TO CONTINUE TO JANUARY 17, 2001 AT THE REQUEST OF STAFF AS THE APPLICANT BELIEVES THEIR NOTICING WAS INACCURATE, AND THEIR INTERFERENCE ISSUE MAY NOT HAVE BEEN WORKED OUT PROPERLY, AND SINCE THIS IS ONE SITE WITH TWO FACILITIES, THE PLANNING GROUP WOULD LIKE THE TWO PROJECTS HEARD SIMULTANEOUSLY. Second by Brown. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-8: **CINGULAR WIRELESS (FORMERLY PBMS) CARMEL VALLEY FIRE STATION CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT NO. 95-0350-135 PROPOSED INSTALLATION AND OPERATION OF A WIRELESS COMMUNICATION FACILITY ON CITY OF SAN DIEGO FIRE STATION NO. 24 LOCATED AT 13077 HARTFIELD AVENUE IN THE CARMEL VALLEY COMMUNITY PLAN AREA.**

COMMISSION ACTION:

MOTION BY LETTIERI TO CONTINUE TO JANUARY 17, 2001 DUE TO THE INADEQUACY OF THE PUBLIC NOTICE PACKAGE. Second by Stryker. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-9: **NORTH VILLAGE AT BLACK MOUNTAIN RANCH - A COMMUNITY PLAN AMENDMENT/DEVELOPMENT AGREEMENT/PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/VESTING TENTATIVE MAP/RE-ZONE/STREET VACATION NO. 40-0528.**

Vicky Gallagher presented Report to the Planning Commission No. P-01-184, and submitted an errata sheet with corrections to the draft permit and draft TM.

Testimony in favor by Mark Steele, Mike Stepner, Allen Haynie and Arthur Peinado.

No one present to speak in opposition to the project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS, ALONG WITH THE ERRATA SHEET SUBMITTED, KEEP CONDITION NO. 43 IN THE VTM RESOLUTION UNCHANGED, AND INCLUDE DESIGN GUIDELINES TO INCORPORATE ENERGY EFFICIENT DESIGNS AND FACILITIES. Second by Stryker. Passed by a 7-0 vote.

ITEM-10: **AN AMENDMENT TO THE NAVAJO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO ADD THE EASTERLY EXTENSION OF THE SAN DIEGO TROLLEY FROM MISSION VALLEY THROUGH THE NAVAJO COMMUNITY PLAN AREA; ADD THE EXTENSION OF ALVARADO CANYON ROAD EASTERLY FROM ITS TERMINUS AT MISSION GORGE PLACE OVER WARING ROAD TO**

ADOBE FALLS ROAD; RECOMMEND A STUDY TO REALIGN ALVARADO CANYON ROAD TO MOVE THE INTERSECTION OF ALVARADO CANYON ROAD WITH MISSION GORGE ROAD NORTHWARD TO ALIGN WITH THE MISSION GORGE ROAD/FAIRMOUNT AVENUE INTERSECTION, AND UPDATE SELECTED INFORMATION. PROJECT NO. 98-0794.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-213. Second by Brown. Passed by a 5-0 vote with Commissioner Schultz recusing and Commissioner Garcia not present.

ITEM-11: GATLIN PLAZA - INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN TO RE-DESIGNATE 2.2 ACRES FROM RESIDENTIAL TO OFFICE AND SPECIALIZED COMMERCIAL. PROJECT NO. 41-0764.

Kevin Guy presented Report to the Planning Commission No. P-01-222.

No one present to speak in favor.

Testimony in opposition by Marvin Gerst.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY LETTIERI TO APPROVE THE INITIATION. Second by Garcia. Passed by a 6-0 vote with Commissioner Butler recusing.

ITEM-12: TORREY VIEW ESTATES - PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/VESTING TENTATIVE MAP/RE-ZONE NO. 40-0197. HILLSIDE REVIEW PERMIT NO. 94-0277.

Vicky Gallagher presented Report to the Planning Commission No. P-01-218 and read additional conditions into the record.

Testimony in favor by Rebecca Michael and Colin Seib.

Testimony in opposition by Ann Harvey.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT, AND THOSE READ INTO THE RECORD BY STAFF. Staff was directed to advise the City Council that the Planning Commission is concerned that the potential public connection to the open space is lost because the mechanism was not there to identify that. Second by Garcia. Passed by a 5-0 vote with Chairperson Anderson and Commissioner Schultz not present.

- ITEM-13: **RESOURCE PROTECTION ORDINANCE/CONDITIONAL USE PERMIT NO. 98-0913, SAN DIEGUITO RIVER VALLEY LONG TERM MANAGEMENT PLAN NO. 98-0913.**

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT OF THE PLANNING COMMISSION NO. P-01-216. Second by Brown. Passed by a 5-0 vote with Chairperson Anderson recusing, and Commissioner Garcia not present.

- ITEM-14: **40TH STREET CLOSURE. PROGRESS GUIDE AND GENERAL PLAN/MID-CITY COMMUNITIES PLAN AMENDMENT TO RECLASSIFY A PORTION OF 40TH STREET FROM A 2-LANE COLLECTOR TO A NON-CLASSIFIED RESIDENTIAL LOCAL STREET AND AUTHORIZE THE CLOSURE OF 40TH STREET TO THROUGH TRAFFIC BETWEEN MADISON AVENUE AND THE STATE ROUTE 15 FREEWAY ON-RAMP.**

Lara Evans presented Report to the Planning Commission No. P-01-212.

No one was present to speak on this matter.

COMMISSION ACTION:

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE PLANNING REPORT. Second by Stryker. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-15: **PUBLIC HEARING TO CONSIDER THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE UNITED STATES OF AMERICA ADOPTING A DEVELOPMENT LAN AND URBAN DESIGN GUIDELINES FOR THE REDEVELOPMENT OF THE NAVY BROADWAY COMPLEX (EXTENSION OF THE AGREEMENT FOR ONE YEAR) - CENTRE CITY COMMUNITY PLANNING AREA AND MARINA AND COLUMBIA SUB AREAS OF THE CENTRE CITY REDEVELOPMENT PROJECT.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN CENTRE CITY DEVELOPMENT CORPORATION'S MEMORANDUM DATED OCTOBER 29, 2001. Second by Schultz. Passed by a 5-0 vote with Commissioner Butler recusing, and Commissioner Garcia not present.

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