

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 18, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

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

None.

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

Items No. 8, 12, 13 and 14 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough reported that on November 4, 1999 the Coastal Commission certified the City's Land Development Code. The implementation date will be January 1, 2000. It was requested that Linda Johnson come before the Commission with a briefing on this matter in the very near future.

Information regarding SR-163 through Balboa Park was presented to the Commission by Brad Jacobson and Larry Van Wey from the Transportation Department. This request was made at a prior Commission hearing.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised that the committee work for the General Plan update has begun. Commissioner Skorepa requested that the names and phone numbers of the committee members be provided.

It was suggested that a joint Housing Commission/Planning Commission workshop be held to discuss affordable housing north of Interstate 8 as it relates to the Strategic Framework Plan and the Housing Element. Staff to schedule.

ITEM-6: APPROVAL OF MINUTES FROM OCTOBER 21, 1999 AND OCTOBER 28, 1999.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES. Second by Brown. Passed by a 7-0 vote.

ITEM-7: RIVIERA DEL SOL, PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, OTAY MESA COMMUNITY PLAN AMENDMENT, PRECISE PLAN, PLANNED RESIDENTIAL DEVELOPMENT/PLANNED INDUSTRIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT, MHPA BOUNDARY ADJUSTMENT AND REZONE NO. 98-0762.

Bob Korch presented Report to the Planning Commission No. P-99-185.

Testimony in favor by Jeff Barfield, Mike Reynolds.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

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

ITEM-8: CROWN BAY TENTATIVE MAP 99-0688.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-181. Second by Butler. Passed by a 7-0 vote.

ITEM-9: HODGES GOLF IMPROVEMENT CENTER. PROPOSED AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND SAN PASQUAL VALLEY COMMUNITY PLAN, CONDITIONAL USE PERMIT, AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0466.

Kevin Sullivan presented Report to the Planning Commission No. P-99-152.

Testimony in favor by Debbie Collins, Paul Robinson, Marc Lindshield and Rich Belzer.

Testimony in opposition by Arthur Jokela and Dick Bobertz.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY STAFF'S RECOMMENDATION AS IT IS NOT CONSISTENT WITH THE ADOPTED SAN PASQUAL VALLEY PLAN, AND THE PRESERVATION OF AGRICULTURAL LAND PURPOSES WITHIN THE AGRICULTURAL PRESERVE, AND IT SEEMS TO ENDANGER THE COAST TO CREST TRAIL WHICH IS A USE THAT HAS BEEN ENDORSED BY THE CITY AS A PARTICIPANT IN THE JOINT POWERS AUTHORITY . Second by Anderson. Failed by a 3-4 vote with Commissioners Brown, Skorepa, White and Chairperson Steele voting nay.

SUBSTITUTE MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE INCLUSION OF THE CONDITIONS SUBMITTED BY THE JOINT POWERS AUTHORITY AND THE RANCHO BERNARDO PLANNING GROUP. No action was taken on the environmental document. Second by Skorepa. Passed by a 5-2 vote with Commissioners Anderson and Butler voting nay.

ITEM-10: INITIATION OF AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN AND THE LOCAL COASTAL PROGRAM LAND USE PLAN TO REDESIGNATE A 5.04 ACRE AREA FROM INDUSTRIAL TO RESIDENTIAL.

Betsy McCullough presented Report to the Planning Commission No. P-99-095.

Testimony in favor by William Ayyad, and Ignacio Montano.

Testimony in opposition by Michael Freedman.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO DENY THE INITIATION AS THE COMMUNITY PLAN WAS CAREFULLY THOUGHT OUT; THE FINDINGS CANNOT BE MADE CURRENTLY AND THE FINDINGS WOULD NOT BE ABLE TO BE MADE AT THE END OF THE PROCESS. SAN YSIDRO HAS ALREADY MET ITS FAIR SHARE OF WORKING TOWARD THE CITY'S GOAL OF AFFORDABLE HOUSING AND IT IS BEING PROVIDED IN OTHER AREAS HERE. Second by White.
Passed by a 7-0 vote.

ITEM-11: STAYBRIDGE SUITES, PROGRESS GUIDE AND GENERAL PLAN AMENDMENT, CARMEL MOUNTAIN RANCH COMMUNITY PLAN AMENDMENT, REZONE AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT AMENDMENT NO. 99-0381.

Bob Korch presented Report to the Planning Commission No. P-99-189.

Testimony in favor by Mark Linman.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 6-1 vote with Commissioner White voting nay.

ITEM-12: SANCTUARY RESIDENTIAL CARE FACILITY.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT NO. P-99-195. Second by Butler. Passed by a 7-0 vote.

ITEM-13: MIRAMAR ROAD AUTO CENTER, TM 99-0652.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT NO. P-99-184. Second by Butler. Passed by a 7-0 vote.

ITEM-14: CHOLLAS RESIDENCE TENTATIVE MAP NO. 98-1081.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-199. Second by Butler. Passed by a 7-0 vote.

ITEM-15: REGULATORY RELIEF DAY - 1999.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO FEBRUARY 10, 2000 TO ALLOW THE NAVAJO COMMUNITY PLANING GROUP TO MAKE RECOMMENDATIONS ON THE SAN CARLOS GEOLOGIC OVERLAY ZONE. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-16 SECOND WORKSHOP TO DISCUSS THE COMPREHENSIVE REDEVELOPMENT OF THE BROWN FIELD AIRPORT.

Mike Westlake presented Report to the Planning Commission P-99-196.

Workshop held.

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