

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
NOVEMBER 30, 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. Chairperson Steele adjourned the meeting at 3:30 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 Kathleen Garcia-present
Betsy McCullough, Planning & Development Review-not present
Bob Manis, Planning& Development review-present
Mary Jo Lanzafame, Deputy City Attorney-present
Kelly Broughton, Planning & Development Review-present
Gary Halbert, Planning & Development Review-not 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.

None.

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

Items No. 8, 9, 12 and 13 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Bob Manis advised of Council's action taken at a subsequent workshop on alternative sites for a replacement or companion to Lindbergh Field. Management to provide a hard copy of the presentation given at this workshop. Discussion to follow on this at the Commission's workshop scheduled for December 7, 2000 with the Trans-Border Terminal Policy.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised that a workshop was held on the Strategic Framework Plan at City Council recently, and Council was extremely supportive in the progress to date. It was suggested that a repeat workshop be held for the new Mayor and Council.

ITEM-6: APPROVAL OF THE MINUTES OF NOVEMBER 9, 2000 AND NOVEMBER 16, 2000.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THESE MINUTES. Second by Garcia. Passed by a 5-0 vote with Commissioner Stryker recusing on the minutes of November 9, 2000, and Vice-Chairperson Anderson recusing on the minutes of

November 16, 2000, as they were not present at these meetings, and Commissioner Skorepa not present. Staff was directed to bring back a report on the how many conditions recommended by the Planning Commission were endorsed by the Council in their approval of La Jolla Crossroads.

ITEM-7: ELIMINATION OF PARKING MAXIMUMS FOR NEW DEVELOPMENT DOWNTOWN.

Alexandra Elias presented the status of this matter since it was last heard at the Planning Commission, along with her memorandum dated November 21, 2000, and distributed and discussed a synopsis of findings for environmental review on this issue.

Testimony in favor by Dan Guevara, Reese Garrett, John Cunningham, Michelle Candland, Bill Scott, Robb Lankford, Fred Baronowski, Craig Irving.

Testimony in opposition by Mike Stepner, and Andy Hamilton.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDED CONDITION THAT STAFF COME BACK IN NINE MONTHS WITH A COMPREHENSIVE STRATEGY INVOLVING CCDC, APC, MTDB, THE CITY OF SAN DIEGO, SANDAG, ETC. TO LOOK AT INCENTIVES FOR TRANSIT RIDERSHIP, STRENGTHENING THE TDM PROGRAM, LOOK AT STRENGTHENING THE EXISTING URBAN DESIGN GUIDELINES AND EXAMINE THE IMPACT OF LOSING OFF-SITE PARKING SPACES. Second by Garcia. Passed by a 5-0 vote with Commissioner Butler recusing and Commissioner Skorepa not present. It was suggested that a workshop be held with the CCDC Board and the Planning Commission to discuss Strategic Framework Plan and the joint efforts involved.

ITEM-8: MADDEN GRAND TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT NO. 99-1315.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-204. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-9: RAH VILLAS TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT NO. 99-1310.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-205. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-10: McMILLIN TORREY HIGHLANDS - A VESTING TENTATIVE MAP, RE-ZONE AND PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT, CASE NO. 98-1177.

Bob Korch and Dan Joyce presented Report to the Planning Commission No. P-00-206.

Testimony in favor by Jim Dawe.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITION THAT THE IMAGES IN THE DESIGN GUIDELINES BE CHANGED TO BE MORE REFLECTIVE OF WHAT IS PROPOSED. Second by Butler. Passed by a 6-0 vote with Chairperson Steele recusing. Staff was directed in the future to provide the Commissioners with the landscape plans in their packets prior to the hearing.

ITEM-11: HIDDEN TRAILS - A PRECISE PLAN, PROGRESS GUIDE AND GENERAL PLAN AND OTAY MESA COMMUNITY PLAN AMENDMENT, VESTING TENTATIVE MAP, RE-ZONE, PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT AND MULTIPLE HABITAT PLANNING AREA BOUNDARY ADJUSTMENT, CASE NO. 89-0739.

Bob Korch and Bill Levin presented Report to the Planning Commission No. P-00-207.

Testimony in favor by Jeff Barfield.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL TO APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONAL CONDITIONS:

REQUEST THE CITY ATTORNEY WORK WITH STAFF TO DRAFT LANGUAGE REGARDING THE PUMP STATION FOR A MAINTENANCE REQUIREMENT TO THE SATISFACTION OF THE APPROPRIATE DEPARTMENT MANAGER; AND, IF THE CITY ATTORNEY DEEMS NECESSARY, ADD A DISCLOSURE RELEASING THE CITY FROM LIABILITY ON THE OPERATION OF THIS PRIVATE PUMP STATION; STAFF AND APPLICANT;

PRIOR TO THE CITY COUNCIL MEETING STAFF AND THE APPLICANT TO WORK TOGETHER ON THE ISSUE OF ADDITIONAL DENSITY AND THE DESIGNATION OF IT FOR AFFORDABLE HOUSING IN THE MULTI FAMILY AREA;

OBTAIN NON-CONTIGUOUS SIDEWALKS IN THE AREAS WHERE THE STREET GRADE WOULD ALLOW THE SIDEWALKS TO BE INCORPORATED;

MAKE OPTIONAL PACKAGES AVAILABLE TO POTENTIAL BUYERS TO INCLUDE NOISE MITIGATION, AND ENERGY SAVING DEVICES, I.E., SOLAR ENERGY GENERATING PANELS.

Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Garcia recusing.

ITEM-12: DUNHAM SUMMIT EXTENSION OF TIME, TENTATIVE PARCEL MAP/CARMEL VALLEY DEVELOPMENT PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 40-0744 (EXTENSION OF TIME FOR PERMIT NO. 96-0312).

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-208. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: SABRE SPRINGS PARCEL 4. VESTING TENTATIVE MAP/PLANNED COMMERCIAL DEVELOPMENT PERMIT 99-1272.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-209. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-14: SUNRISE ASSISTED LIVING - PACIFIC BEACH, CONDITIONAL USE PERMIT NO. 99-1358 LOCATED AT 810 TURQUOISE STREET.

Sandra Teasley presented Report to the Planning Commission No. P-00-210, and read additional conditions into the record.

Testimony in favor by Jerry McDevitt.

Testimony in opposition by William and Sharon Ficklin, Elizabeth Feeley and Katherine Watson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATION AND ENCOURAGE THE APPLICANT TO PROVIDE TRANSIT ASSISTANCE; AND IF POSSIBLE, REQUIRE THAT COMMERCIAL DELIVERY SHALL BE TAKEN FROM THE ALLEY TO AVOID LOADING FROM THE STREET. (CITY ATTORNEY TO WORK WITH STAFF TO CRAFT THIS CONDITION.) Second by Butler. Passed by a 7-0 vote.

ITEM-15: WORKSHOP - HISTORICAL RESOURCES.

Angeles Leira and Betsy McCullough presented the issues for discussion in this workshop.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:30 p.m.

