

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 2, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:09 a.m. Chairperson Steele adjourned the meeting at 3:40 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-not present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Betsy McCullough, Planning & Development Review-present
Mary Jo Lanzafame, Deputy City Attorney-present
Marcela Escobar-Eck, Planning & Development Review-present
Kelly Broughton, 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 FOR AGENDA ITEMS:

Betsy McCullough officially announced that the Brown Field hearing originally scheduled for December 2, 1999 was removed from the docket prior to printing, however the notices had gone out already before the decision was made to delay the hearing schedule.

A representative of RCC Consultants, Inc. agents for Pagenet and BellSouth requested a continuance on Item No. 11, Tooley Tower for time to work with the community. This item was continued to January 20, 2000.

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

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

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg advised she would be providing the Commission with detailed information on the community planning Initiation process which was requested recently by the Commission. This to be discussed at a future meeting.

Gail also advised that in terms of the Strategic Framework planning process, the committees and chairs have been selected and the public announcement will be made on December 14, 1999 at a reception being held in the Mayor's conference room.

Linda Johnson advised that the City has completed the Land Development Code processing. On the 28th of September, the City Council accepted all of the modifications that the Coastal Commission requested be made to the Code, and subsequently staff returned to the

Coastal Commission on November 4th where they certified the entire LDC. This will become effective on January 3, 2000. Staff was requested to provide a summary of issues that were certified.

Tina Christiansen reported that at the December 6th Council meeting they will be considering an issue regarding homeless population and creating housing in cooperation with CCDC and the City's Housing Commission. The Manager's report will be provided to the Commission.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF MINUTES FROM NOVEMBER 18, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-7: AMENDMENT TO THE AIRPORT ENVIRONS OVERLAY ZONE, AND APPLICATION OF THE OVERLAY ZONE TO THE AREA ADJACENT TO LINDBERGH FIELD.

This item was trailed to December 9, 1999 due to a lack of quorum.

ITEM-8: 1900 SPINDRIFT, LA JOLLA SHORES PLANNED DISTRICT/COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCES PERMIT NO. 99-0007.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-200. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-9: MERCY GARDENS, CONDITIONAL USE PERMIT AND TENTATIVE MAP NO. 98-1075.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-198. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-10: TORREY SANTA FE - PROPOSED AMENDMENTS TO THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY FUTURE URBANIZING AREA FRAME WORK PLAN, TORREY HIGHLANDS SUBAREA PLAN, REZONE, TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, PLANNED INDUSTRIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0292.

Patricia Grabski presented Report to the Planning Commission No. P-99-209 and read corrections and modifications into the record.

Testimony in favor by Scott Sandstrom, Chad Harris, Paul Robinson, Marc Perlman, Gary Anderson.

Testimony in opposition by Keith Rhodes, Jeff Smith.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE. Second by Stryker. Motion withdrawn.

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PROJECT AND ACCEPT STAFF'S REVISED CONDITIONS EXCLUDING THE REQUIREMENT FOR AN ALTERNATIVE PARK RESERVATION IN THE PROJECT AREA. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS REGARDING THE PARK WITH THE FOLLOWING ADDITIONS:

1. THAT THIS BE APPROVED AS A RESERVATION FOR AN ALTERNATE SITE FOR A PARK;
2. THAT THE VALUATION BE CONSISTENT WITH THE MAP ACT
3. THAT THE CITY USE ALL ITS EFFORTS TO SECURE THE SITE TO THE NORTH OF SR-56, AS INDICATED IN THE COMMUNITY PLAN, AND WILL ONLY GO TO THIS SITE WHEN THEY HAVE EXHAUSTED THOSE EFFORTS;
4. THE CITY MUST PURCHASE THIS SITE ON OR BEFORE ACCEPTANCE OF PUBLIC IMPROVEMENTS AND ENTER INTO A BINDING AGREEMENT WITH THE APPLICANT IF THE JOINT USE AGREEMENT BETWEEN THE POWAY UNIFIED SCHOOL DISTRICT AND THE CITY IS NOT EXECUTED.

Second by White. Passed by a 4-2 vote with Commissioners Butler and White voting nay and Commissioner Skorepa not present.

ITEM-11: PAGENET TOOLEY TOWER COMMUNICATION FACILITY
CONDITIONAL USE PERMIT NO. 99-0397. TO ALLOW FOR THE
PERMITTING AND CONTINUED USE OF A WIRELESS
COMMUNICATION FACILITY LOCATED AT 6152 TOOLEY STREET.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO JANUARY 20, 2000. Second by Stryker. Passed by a 5-1 vote with Chairperson Steele voting nay and Commissioner Skorepa not present.

ITEM-12: TORREY HILLS UNIT NO. 7 VESTING TENTATIVE MAP AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 99-0686 (VTM/RPD NO. 99-0686), AMENDMENT TO PERMIT NO. 95-0554.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-213. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: STREET ACTION 97-504, STREET VACATION OF A PORTION OF LINWOOD STREET BETWEEN KEATING STREET AND WASHINGTON STREET.

Jim Currier presented Report to the Planning Commission No. P-99-186.

Testimony in favor by Michael Groch, Lee Norton and Edward Mitchell.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE ADDITION OF A CONDITION TO INCLUDE A NO-BUILDING RESTRICTED EASEMENT ON THAT PROPERTY TO PREVENT ANY STRUCTURES FROM BEING BUILT. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-14: INITIATION OF A PRECISE PLAN FOR BEELER CANYON.

Miriam Kirshner presented Report to the Planning Commission No. P-99-191.

Testimony in favor by Jim Dawe, Doug Boyd and Ed Struiksma.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AND DIRECT STAFF TO COME BACK TO THE PLANNING COMMISSION WITH A SPECIFIC PUBLIC PARTICIPATION PLAN FOR PREPARATION OF THIS PRECISE PLAN BECAUSE OF ITS UNIQUE SITUATION WHERE IT IS IN A FUTURE URBANIZING AREA WITHOUT A DESIGNATED PLANNING GROUP. STAFF WAS ALSO REQUESTED TO SCHEDULE A WORKSHOP BEFORE THE PLANNING COMMISSION AT A LOGICAL POINT IN THE PLANNING PROCESS. Staff should look at attaching this area to the Scripps Miramar Ranch Planning Group. Second by Brown. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining and Commissioner Skorepa not present.

ITEM-15: SEAWORLD - WORKSHOP TO DISCUSS PUBLIC INPUT AND COMMUNITY OUTREACH PLAN.

Mike Westlake presented Report to the Planning Commission No. P-99-203.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:40 p.m.