

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 5, 2002  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:02 a.m. Chairperson Anderson adjourned the meeting at 1:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-not present  
Commissioner Barry Schultz-present  
Commissioner Mark Steele-present  
Bob Manis, Planning Department-present  
Betsy McCullough, Planning Department-present  
Jeff Strohming, Development Services-not 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:**  
Sandra Brower, on behalf of her client requested that Item No. 7, the Peto Residence be continued due to improper noticing. After some discussion, it was determined that this item would be heard.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 9, Tierrasanta Seventh Day Adventist Church was placed on the consent agenda.

Item No. 11, Initiation - Community Plan Amendment - Mission Trails Business Park was removed from the docket at the request of staff and the applicant.

ITEM-4: **DIRECTOR'S REPORT:**  
Gail Goldberg advised that the Planning Department's Facilities Financing staff has relocated to the Executive Complex building; Coleen Clementson gave a brief update of the Strategic Framework Plan to date.

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

ITEM-6: **APPROVAL OF THE MINUTES OF NOVEMBER 14, 2002.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 14, 2002. Second by Lettieri. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-10: **TRAILED FROM NOVEMBER 21, 2002 DUE TO THE LACK OF A QUORUM:**

**ST. WILLIAM CHURCH PTS 3552/42-0377.**

John Fisher presented Report to the Planning Commission No. P-02-198 and also provided high resolution quality plans and graphics at the hearing.

Testimony in favor by Lynne Heidel and Frank Gallagher.

Testimony in opposition by Diane Matsumoto

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Brown. Passed by a 4-0 vote with Commissioners Schultz and Steele recusing and Commissioner Garcia not present.

**ITEM-7: PETO RESIDENCE ADDITION TO COVE COTTAGE, PROJECT NO. 1490. APPEAL OF HEARING OFFICER'S DECISION.**

Michelle Sokolowski presented Report to the Planning Commission No. P-02-205.

Testimony in favor of the appeal, opposed to the project by Sandra Brower, John Whalen and Peter Caruso.

Testimony in opposition to the appeal, in favor of the project by Lance Peto, Gail Forbes, Kathryn Murphy and Marie Lia.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE CONDITION THAT THE APPLICANT CONSENT TO AN OFF-SITE PARKING AGREEMENT TO THE EXTENT REASONABLY AVAILABLE, TO BE ENTERED INTO WITH THE COASTAL ACCESS PARKING BOARD OF LA JOLLA, OR AN ALTERNATIVE SOURCE, TO LEASE TWO SPACES FOR THIS UNIT. Second by Brown. Passed by a 5-0 vote with Commissioner Schultz recusing and Commissioner Garcia not present.

**ITEM-8: INITIATION OF AN AMENDMENT TO THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE 7.1 ACRES OF VACANT LAND FROM INDUSTRIAL TO MIXED USE. PROJECT NO. 4623.**

Patsy Chow presented Report to the Planning Commission No. P-02-217.

Testimony in favor by Herb Cawthorne, Greg Smith and Angela Harris.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO APPROVE THE INITIATION. Second by Chase. Passed by a 4-0 vote with Chairperson Anderson and Commissioner Steele recusing and Commissioner Garcia not present.

ITEM-9: **TIERRASANTA 7<sup>TH</sup> DAY ADVENTIST CHURCH – PROJECT NO. 4000.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-206. Second by Schultz. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-10: **CANYON HILLS COMMUNITY CHURCH 41-0712.**

John Fisher presented Report to the Planning Commission No. P-02-203.

Testimony in favor by Rick Clark.

Testimony in opposition by Diane St. Marie for Guy St. Marie.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-203. Second by Lettieri. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-11: **MISSION TRAILS BUSINESS PARK – NAVAJO COMMUNITY PLAN AMENDMENT INITIATION.**

This item was removed from the docket at the request of staff and the applicant.

**ITEM-12: TOBY WELLS YMCA PROJECT – PTS NO. 2358 AND 2360.**

Vicky Gallagher presented Report to the Planning Commission No. P-02-207.

Testimony in favor by Lynne Heidel, Dick Webster, Lin Martin, Mike Reber, Shirley Fett, Tristan Wilkie, Steve Butcher, James Boggus, Buzz Gibbs, Kathryn Fulhorst, Diane Cage and Vicky Mazur.

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 AS OUTLINED IN THE PLANNING REPORT.** Staff is encouraged to refer this project to the Tree Advisory Board before it goes before the City Council for their recommendation in consideration of removing less trees in an effort to preserve more of the mature trees. Second by Lettieri. Passed by a 4-0 vote with Commissioners Schultz and Steele recusing and Commissioner Garcia not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 1:00 p.m.

