

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 10, 1998
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 4:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-not present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Kelly Broughton, Deputy Director, DSD-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 MORNING AGENDA ITEMS.

Robin Shifflet of Park and Recreation requested that Item No. 9, Inspiration Point be removed from the docket. The Historic Site Board requested that substantial changes be made to the document. This item will be brought back during 1999.

Karen Zobel of Gray Cary Ware Freidenrich requested that Item No. 12, appeal of Khazian Residence be continued as two representatives for this project are not available for this hearing. Ms. Zobel also advised that there is litigation pending on this property as well.

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

Items No. 11, Carmel Valley Neighborhood 10 Annex E.O.T., and Item No. 13, Garden Lane Homes were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Chairperson Steele advised that he is working on scheduling a joint Planning Commission/Library Board meeting to discuss the library siting. He is also working with Gail Goldberg to set up the next phase for General Plan update meetings which should happen after the first of the year. There is also discussion of a joint City/County Planning Commission meeting to discuss the update.

ITEM-6: APPROVAL OF THE MINUTES OF NOVEMBER 5, 1998 AND NOVEMBER 19, 1998.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE MINUTES OF NOVEMBER 5, 1998. Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

MOTION BY WATSON TO APPROVE THE MINUTES OF NOVEMBER 19, 1998. Second by White. Passed by a 5-0 vote with Commissioner Skorepa abstaining as she was not present at that hearing, and Commissioner Butler not present.

ITEM-7: A PRELIMINARY PLAN FOR THE MERGER OF THE MOUNT HOPE, GATEWAY CENTER WEST, SOUTHCREST AND CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREAS AND THE ADOPTION AND INCLUSION OF THE PROPOSED DELLS IMPERIAL REDEVELOPMENT PROJECT AREA PURSUANT TO SECTIONS 33322 AND 33325 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

Carolyn Smith of Southeast Development Corporation, along with Gerry Trimble presented a report and slide presentation.

Testimony in favor of the merger by:

David Poole, Chip Owen, Todd Figi, Robert Ito, W. Richard Stroud, Sheila Washington, Felipe Ensico, Reginald Brown, Matt Brown, Angela Harris, Harold Brown, Larry Malone, Adbul-Rahim Hameed, James Smith, John Johnson.

Testimony in opposition of the merger by:

Joshua VonWolkfolk, Juan Gallegos, Vykki Mende Gray, Reynaldo Pisano, Joe Freeze, Jose Antonio Hueso, Angel Hueso, David Swarens, Charles Haley, Felipe Hueso, Benjamin Hueso, Earl Barr, Caryl Iseman, Jesse Albritten, Kathleen Evans-Calderwood, Connie Zuniga, Dreux Benne, Juan Villa, Djean Becker, Louise Torio, David Linden, James Justus, Yvette Norem, Remigia Bernudez, Lynn Hastings, Marilyn Morrin, Bruce Coons, Maiga Berzins, Rosie Ramirez-Villoa, Maria Riveroll, Kevin Hancock, Kathy Moore, Graciela Benne, Jose Casillas, Eloisa Canyoa, Clemente Casillas, Tony Rios, Guadalupe Rios, David Moynihan, Maria DeJesus Corone, Raquel Corona, Francisco Hueso, Yolanda Galindo, Monica Ramirez, Kevin Hancock, Alfredo Hueso,

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL:

1. DENIAL OF THE MERGER OF THE EXISTING PROJECT AREA.
2. DENIAL OF THE DELLS IMPERIAL PROJECT AREA.
3. IN THE EVENT THE REDEVELOPMENT AGENCY DOES REJECT THE PLANNING COMMISSION'S DENIAL AND DECIDE TO MOVE FORWARD, THE PLANNING COMMISSION RECOMMENDS AS PART OF THE ANALYSIS:
 - A. THE ELIMINATION OF THE DELLS IMPERIAL AREA
 - B. AMEND THE SEDC ARTICLES OF INCORPORATION TO REQUIRE THAT A MAJORITY OF ITS BOARD MEMBERS ARE RESIDENTS WITH ONE MEMBER FROM EACH OF THE PROJECT AREAS;
 - C. CONTINUE IDENTIFYING THE PROJECT AREA THAT IS THE SOURCE OF REVENUE, EVEN AFTER THE MERGER TAKES PLACE AND REQUIRE A TWO-THIRDS VOTE OF THE BOARD TO TRANSFER FUNDS FROM ONE PROJECT AREA TO ANOTHER.
 - D. TO REQUIRE ANALYSIS OF THE COMMUNITY PLANNING STAFF AS PART OF THE PUBLIC PROCESS.
 - E. REQUIRE INDEPENDENT ANALYSIS OF ENTIRE PROJECT BY THE CITY MANAGER'S REDEVELOPMENT STAFF INDEPENDENT OF THE SEDC.
 - F. REQUIRE FORMATION OF A COMMUNITY BASED ADVISORY GROUP THAT INCLUDES SEDC AND NON-SEDC PEOPLE, STAFFED BY THE REDEVELOPMENT AGENCY TO REVIEW AND COMMENT ON EACH STEP AND DRAFT DOCUMENT IN THE PROCESS.
 - G. HOLD TWO PUBLIC WORKSHOPS WITH THE PLANNING COMMISSION.

Second by Skorepa. Failed by a 4-2 vote with Stryker, Anderson, White and Steele voting nay.

SUBSTITUTE MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL:

1. APPROVAL OF THE MERGER OF THE EXISTING PROJECT AREAS.
2. DENIAL OF THE DELLS IMPERIAL PROJECT AREA.
3. THE PLANNING COMMISSION RECOMMENDS AS PART OF THE ANALYSIS:
 - A. THE ELIMINATION OF THE DELLS IMPERIAL AREA
 - B. AMEND THE SEDC ARTICLES OF INCORPORATION TO REQUIRE THAT A MAJORITY OF ITS BOARD MEMBERS ARE RESIDENTS WITH ONE MEMBER FROM EACH OF THE PROJECT AREAS;
 - C. CONTINUE IDENTIFYING THE PROJECT AREA THAT IS THE SOURCE OF REVENUE, EVEN AFTER THE MERGER TAKES PLACE AND REQUIRE A TWO-THIRDS VOTE OF THE BOARD TO TRANSFER FUNDS FROM ONE PROJECT AREA TO ANOTHER.
 - D. TO REQUIRE ANALYSIS OF THE COMMUNITY PLANNING STAFF AS PART OF THE PUBLIC PROCESS.
 - E. REQUIRE INDEPENDENT ANALYSIS OF ENTIRE PROJECT BY THE CITY MANAGER'S REDEVELOPMENT STAFF INDEPENDENT OF THE SEDC.
 - F. REQUIRE FORMATION OF A COMMUNITY BASED ADVISORY GROUP THAT INCLUDES SEDC AND NON-SEDC PEOPLE, STAFFED BY THE REDEVELOPMENT AGENCY TO REVIEW AND COMMENT ON EACH STEP AND DRAFT DOCUMENT IN THE PROCESS.

G. HOLD TWO PUBLIC WORKSHOPS WITH THE PLANNING COMMISSION.

Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-8: NEW PARKING LOT - COASTAL DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT (CDP/CUP) 96-7568.

Dan Joyce presented a review of the status of this project since it was continued from November 19, 1998.

Testimony in favor of appeal by:

Matt Peterson, representing the immediate neighbors. Advised that the neighbors are still concerned about traffic increase through the residential alleys due to entering and existing needs. Noise and other forms of pollution from Mission Blvd. Increase in auto activity. Disruption of visual continuity and rhythm of buildings along the boulevard. Proper and professional management of the parking facility; endorsement of conditions and restrictions associated with the permit and a method to deal with violations; demolition of a historic community resource.

Rene B. Mares, III, Bert Wohlers, Mike Kent, Neighbors. Discussed how this will affect the complexity of their lives. Feels the commercial district will become expanded through their residential area and the traffic will circulate out for additional impact. Spoke to the tandem parking issue.

Testimony in opposition of the appeal by:

John Ready, representing Saska. Spoke to the consistent parking problems in all of Mission Beach and that they are in accord with the community plan. Zoning laws established for reasons and all of these zones have borderlines. And, the people who purchased their homes bought right near the border line.

Tom Saska, owner. He and his family have been serving the public with this restaurant for 47 years. Gave the history of the restaurant since its beginning. Feels this new parking lot is needed and it will only enhance the neighborhood. Distributed a list of his monthly expenditures and that public parking will help offset his operating deficits.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND DENY THE APPEAL AND APPROVE THE PROJECT WITH ALL MODIFICATIONS AGREED TO BY THE APPLICANT. Second by Watson. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-9: INSPIRATION POINT PRECISE PLAN.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE ITEM NO. 9 INDEFINITELY AT THE REQUEST OF STAFF. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-10: INITIATION OF AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE THE FAIRBROOK ELEMENTARY SCHOOL SITE TO "LOW DENSITY RESIDENTIAL" (3-5 DU/AC).

Chris Jacobs presented Report to the Planning Commission No. P-98-217.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Watson. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-11: CARMEL VALLEY NEIGHBORHOOD 10 ANNEX, EXTENSION OF TIME NO. 98-0936 TO VESTING TENTATIVE SUBDIVISION MAP, RESOURCE PROTECTION AND NORTH CITY WEST PLANNED DISTRICT NO. 93-0141.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS DETAILED IN REPORT NO. P-98-223. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-12: APPEAL OF PROPOSED COASTAL DEVELOPMENT PERMIT AND HILLSIDE REVIEW PERMIT NO. 98-0183, LOCATED AT 5831 LA JOLLA CORONA ROAD.

Trailed to December 17, 1998 at 8:30 a.m. due to a lack of a quorum.

ITEM-13: GARDEN LANE HOMES, COASTAL DEVELOPMENT PERMIT (CDP), PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT AND TENTATIVE MAP CASE NO. 96-7498.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS DETAILED IN REPORT NO. P-98-220. Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-14: RESOURCE PROTECTION ORDINANCE PERMIT NO. 98-0344. FOR HISTORICAL LANDMARK NO. 305, THE GINTY RESIDENCE, 1543 SEVENTH AVENUE.

Trailed to December 17, 1998 at 8:30 a.m. due to a lack of a quorum.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:55 p.m.