

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 16, 2003
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:00 a.m. Chairperson Lettieri adjourned the meeting at 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Gary Halbert, Development Services-not 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:
Matt Peterson requested that Item No. 7, Fairway Views be continued due to a significant redesign since the last hearing; the Country Club Board of Directors did not have an opportunity to review the revised plans; and the revised project was not presented to the La Jolla Planning Group for review. After some discussion, it was determined to hear this project at this hearing.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
None.

ITEM-4: DIRECTOR'S REPORT:
Gail Goldberg advised that the Facilities Financing section of the Planning Department is the host committee for a round table on impact fees being held locally. Ms. Goldberg also advised of several awards that were recently presented to the City of San Diego.

Coleen Clementson reported on the status of the Strategic Framework Plan and advised of a schedule change in projects to come before the Planning Commission.

ITEM-5: COMMISSION COMMENT:
Chairperson Lettieri requested that when possible a discussion on a particular citywide issue come before the Planning Commission for input before it goes before a Council committee.

Mr. Lettieri also spoke to the condo conversions dealing with undergrounding and waivers. He requested before another project come before the Commission that the following be addressed: understanding the City's overall undergrounding program and how it relates to the waivers; when a waiver comes before the Commission, all factors should be addressed including technical factors associated with undergrounding.

Commissioner Chase advised of the San Diego Earthworks Greenbuilt Tour, 2003 scheduled for October 25, 2003. This is a self-guided tour of sustainable building practices.

ITEM-6: **APPROVAL OF THE MINUTES OF OCTOBER 2, 2003.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THE MINUTES OF OCTOBER 2, 2003 WITH THE FOLLOWING REVISIONS:

COMMISSIONER BROWN WAS PRESENT AT THIS HEARING;

ITEM #7, CENTRAL POLICE FACILITY, PAGE 3 ITEM 4: REMOVE THE WORD "TEMPORARY" AS IT REFERS TO THE BUILDINGS ON THE SITE;

ITEM #10, GLENRIDGE TM, LAST PARAGRAPH ON PAGE 4, STRIKE THE WORDS "OVER THE NEXT 20YEARS THAT THIS IS GOING TO BE A VERY ACTIVE POLICY" AND ADD "...BECAUSE THIS WILL BE ENACTED OVER A LONG TIME PERIOD".

PAGE 5, FIRST PARAGRAPH ADD THE WORD "ASSESSMENT" AFTER PROJECT.

Second by Chase. Passed by a 5-0 vote with Commissioner Steele and Vice-Chairperson Schultz recusing.

ITEM-7: **FAIRWAY VIEWS - PROJECT NUMBER 3188.**

Vicky Gallagher presented Report to the Planning Commission No. P-03-317 and discussed the status of this project since the last hearing.

Testimony in favor by Jeff Eldon and Gail Forbes.

Testimony in opposition by Sherri Lightner and Steve Strauss.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING ADDITIONAL CONDITIONS:

THAT THE PREVIOUSLY DISTURBED AREAS BE REVEGETATED ACCORDING TO THE ORIGINAL PLAN AND LOOK AT THE POTENTIAL FOR PEDESTRIAN ACCESS.

PRIOR TO RECORDATION OF THE FIRST FINAL MAP, SUBDIVIDER SHALL PROVIDE 55 FEET OF IRREVOCABLE OFFER OF DEDICATION FOR THE MISSING SEGMENT OF FAIRWAY ROAD SATISFACTORY TO THE CITY ENGINEER

OPEN SPACE EASEMENT WILL BE PLACED OVER THE AREA THAT IS SHOWN AS EXHIBIT 16 ON THE APPLICANT'S PRESENTATION.

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

ITEM-8: ELICHONDOS BAZAAR – PROJECT NUMBER 5076.

Patrick Hooper presented Report to the Planning Commission No. P-03-246 and advised of the status of this project since the last hearing.

Testimony in favor by Fred James, Marina Elichondos, Aurora Hangen, Ron Scruggs, John Randall, Consuela Zenaga, and James Justice.

Testimony in opposition by Michael Sprague, Robert Sergent, Guy Mock, Jesse Sergent, Theresa Quiroz, Jose Lopez, Juliana Maxim, Jill Van Cleve, Jim Varnadore, and Patty Vaccariello

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO DENY STAFF'S RECOMMENDATION AND APPROVE THE NEIGHBORHOOD USE PERMIT WITH THE CONDITION THAT A RESTAURANT NOT BE PERMITTED, BUT PERMIT TWO RETAIL, COMMERCIAL USES LIMITED TO 2,500 SQUARE FEET EACH FOR A TOTAL OF 5,000 SQUARE FEET, AND THE REMAINING SQUARE FOOTAGE WOULD BE PUT INTO A RESIDENTIAL USE. Second by Schultz. Passed by a 7-0 vote.

ITEM-9: RINEY RESIDENCE – PROJECT NO. 6673.

Jeff Robles presented Report to the Planning Commission No. P-03-257.

Testimony in favor of the appeal, opposed to the project by Jonnie Miller, Virgil Hoffman, Lynne Heidel, Ed Dennis, Gail Forbes, Sherri Lightner, Donna Griffith, and Nancy Teneyck.

Testimony in opposition to the appeal, in favor of the project by Matt Peterson, and Mike Riney.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE THE SCR FOR THE ROOF DECK. Second by Ontai. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

ITEM-10: VISTA COLINA GENERAL/COMMUNITY PLAN AMENDMENT – PROJECT NO. 13909.

Marlon Pangilinan presented Report to the Planning Commission No. P-03-307.

Testimony in favor by Gordon Dunfee. .

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Chase. Passed by a 7-0 vote.

ITEM-11: PROPOSED REZONINGS TO REMOVE AREAS WITHIN THE CITY OF SAN DIEGO FROM THE TRANSIT AREA AND RESIDENTIAL TANDEM PARKING OVERLAY ZONES

Scott Donaghe and John Wilhoit presented Report to the Planning Commission No. P-03-320.

Testimony in opposition by Sherri Lightner, Dave Potter, Reynaldo Pisano and Bill Ferguson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND DENY THE PROPOSED REZONING WITH THE STIPULATION THAT THE PARKING TASK FORCE REVIEW THIS ISSUE; THAT THE MOBILITY ELEMENT ADDRESS NOT ONLY THE IMPLEMENTATION BUT THE TRANSIT LOCATIONS AND RELATIONSHIP BETWEEN TRANSIT AND LAND USE; PARKING LAND USE AND TRANSIT BE LOOKED AT WITHIN EACH COMMUNITY PLANNING GROUP AND THAT THE REGIONAL INPLICATIONS AND IMPLEMENTATION BE A CONSIDERATION.

Second by Garcia. Passed by a 7-0 vote.

ITEM-12: WORKSHOP - PARK BOULEVARD PROMENADE – PROJECT NO. 2147.

Sandra Teasley presented Report to the Planning Commission No. P-03-243.

Testimony in favor by David Watson, Doug Myers, Steve Estrada, Gail Macleod, Alan Hoffman, Kevin Korstad, David Sobo, Lynne St. John, Naomi Sobo, Pat Embry, Jane Jensen, Brenda Holman, Linda Otterness, Lee Rathbone, Ellen Sumler, Donald Walton, Vicki Granowitz, Will Neblett, Bill Barnard, William Steen.

Testimony in opposition by Laura Emerick, Phil Ash, Mike Singleton, Nancy Hughes, and Julianne Peters Hyde

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:00 p.m.