

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 9, 1996  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Neils at 9:10 a.m.  
Chairperson Neils adjourned the meeting at 3:45 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Christopher Neils-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-not present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Mike Stepner, Urban Design Coordinator-present  
Rick Duvernay, Deputy City Attorney-present  
Tina Christiansen, Department Director-not present  
Gary Halbert, Deputy Director, Development Services  
Department-present  
Rob Hawk, Engineering Geologist, Development Services  
- present  
Linda Lugano, Recorder-present

**ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.**

Commissioner Quinn requested that a workshop be scheduled to discuss the Renaissance Commission Report. Staff to advise of the earliest possible date.

**ITEM-1A: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

Staff requested a continuance on Item No. 4 as project information was not received in a timely fashion in order to prepare the materials for this meeting. This request was granted.

**ITEM-1B: DIRECTOR'S REPORT.**

Myles Pomeroy, Community & Economic Development Department provided the Commission with new information on Residential Care Facilities, as part of the on-going discussions on the Zoning Code Update.

John Fisher presented revised permit conditions for review on the Scripps Ranch Village project, based on action taken on April 25, 1996. Revisions to this permit were discussed and approved.

**ITEM-2: APPROVAL OF THE MINUTES OF APRIL 25, 1996.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF APRIL 25, 1996 WITH THE FOLLOWING MODIFICATIONS TO THE ACTION ON SCRIPPS RANCH VILLAGES, PAGE 5, LINE NO. 12, LINE SHOULD READ, "...ADDITION OF A NEW CONDITION, REGARDING THOSE USES THAT HAVE NO RESTRICTED HOURS OF OPERATION STATED IN THE PERMIT, THAT THOSE OPERATIONS SHALL BE MONITORED...". Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-3: SPECIAL ORDER OF BUSINESS. PROPOSED PLANNING COMMISSION POLICY FOR RECONSIDERATION OF PREVIOUS ACTIONS.**

Rick Duvernay, City Attorney presented this policy to the Planning Commission.

**COMMISSION ACTION:**

MOTION BY WATSON TO ADOPT THIS PLANNING COMMISSION POLICY FOR RECONSIDERATION AS DISCUSSED AND MODIFIED IN THE FIRST PARAGRAPH TO READ, "...FOLLOWING ANY ACTION OF THE COMMISSION FROM A MEETING...", DELETING THE WORD "THURSDAY". Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-4: MALCOLM PROJECT GRADING REVIEW PERMIT.**

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO MAY 30, 1996 AT 9:00 A.M. AT THE REQUEST OF STAFF. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-5: NAVAL TRAINING CENTER - WORKSHOP.**

Workshop held.

**ITEM-6: CONTROLLED ACCESS/GATED COMMUNITIES POLICY.**

Art Duncan presented Report to the Planning Commission No. P-96-115.

Testimony in opposition by:

**Gail MacLeod/Louis Wolfsheimer, representing Black Mountain Ranch.** Spoke to the confusion in staff's report and draft policy. Distributed recommended changes to staff's recommendations, showing potential community benefits and potential community disruption, and discussed same in detail.

**Ed Struiksma, representing Fenton Properties.** Addressed issues raised by the Commission. Showed an aerial photo outlining his client's property and discussed the term "community" as it relates to the same property. Explained that this property is near the stadium and discussed the problems inherent with parking in this vicinity and the effect of gated communities.

**Craig Benedetto, representing the Building Industry Association.** Reiterated the confusion with the definition of "sense of community" and that the Planning Department should clarify this term. Discussed the draft policy items and how these definitions have to be clarified or stricken to be sure the process is not impeded.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CONTINUE TO JUNE 20, 1996. Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-6A: WORKSHOP - BIG BOX STRUCTURES.**

Workshop held.

**ITEM-7: LA JOLLA PRESBYTERIAN CHURCH, COASTAL DEVELOPMENT PERMIT, LA JOLLA PLANNED DISTRICT ORDINANCE, SPECIAL USE PERMIT DEVIATIONS FROM THE LA JOLLA PDO, AND ALLEY RIGHT-OF-WAY VACATION NO. 95-0361.**

Terri Bumgardner presented Report to the Planning Commission No. P-96-118.

Testimony in favor by:

**Ron Garton, Pastor, La Jolla Presbyterian Church.** Advised that this project has been about twelve years in long ~~ranch~~ planning for this expansion and renovation. Gave the history of the Church, when they moved into town and how they got to this original site. Spoke of all the activities provided by the church to the community.

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Continued to allow staff time to rewrite their report and recommendations based on ITEM-6A: specific comments from the Commissioners.

**Lewis Dominy, architect.** Explained that his firm works on a lot of churches in the City. Introduced the personnel in attendance who are working on this project, as well as members of the community in attendance. Described the design concept of the church and the rationale for same.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 95-0361 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM, AND APPROVE CDP/LA JOLLA PDO AND SUP NO. 95-0361 AND THE ASSOCIATED ALLEY VACATION. Second by Anderson. Passed by a 6-0 vote.

**ITEM-8: CUP 95-0556 AIRTOUCH CELLULAR FLETCHER HILLS.**

No testimony was taken.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY THE PROJECT AND ADOPT THE RESOLUTION PROVIDED BY THE CITY ATTORNEY'S OFFICE WITH A MINOR REVISION TO THE HEADING OF THE RESOLUTION TO CHANGE THE WORDS "GRANTING CUP NO. 95-0556" TO "DENYING THE CUP NO. 95-0556". Second by White. Passed by a 4-0 vote with Commissioner Skorepa not present and Commissioners Butler and Quinn abstaining.

The Planning Commission was adjourned at 3:45 p.m. by Commissioner White.