

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
DECEMBER 12, 1996  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Neils at 9:11 a.m. Chairperson Neils adjourned the meeting at 4:22 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-present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Mike Stepner, Urban Design Coordinator-present  
Rick Duvernay, Deputy City Attorney-present  
Tina Christiansen, DSD Director-not present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Engineering Geologist, DSD-present  
Linda Lugano, Recorder-present

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

Reynaldo Pizano of the Southeast Planning Group spoke to the Commission regarding the revocation recommendation for the Romero Residence SED/Move-on Permit No. 95-0314. They requested that the Planning Commission request the City Manager to follow through on the matter with action and report back to the Commission. Staff was directed to bring back a report, as well as a discussion of alternatives on January 16, 1996.

**REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

The City of Chula Vista submitted a letter requesting a continuance of the Otay Mesa/Nestor Community Plan Update so they can have an opportunity to meet with staff. This request was denied.

**TRAILED FROM DECEMBER 5, 1996: APPROVAL OF THE MINUTES OF OCTOBER 31, 1996.**

**COMMISSION ACTION:**

**MOTION BY WATSON TO APPROVE THE MINUTES OF OCTOBER 31, 1996.** Second by Butler. Passed by a 6-0 vote with Vice-Chairperson Anderson abstaining as he was not at this meeting.

**DIRECTOR'S REPORT.**

Gary Halbert advised that the City Council took action on the Bougainvillea Project on Tuesday, December 10, 1996 and approved this project.

Staff discussed the modifications for the revised draft conditions on the Green Dragon Project. These were discussed and approved.

**ITEM 3A: COMMISSION COMMENT.**

The Commission requested that the scheduled workshop with Jack McGroby be held in the Council Chambers, and be broadcast throughout the City.

**ITEM-4: OTAY MESA-NESTOR COMMUNITY PLAN UPDATE.**

Howard Greenstein presented Report to the Planning Commission No. P-96-276.

Testimony in favor by:

**Ruth Schneider, Chair of the Otay Mesa Nestor Planning Committee.** Requested that the Commission approve this plan as presented. All members received a copy of the plan and have read it; they are in agreement with it as staff has recommended. They believe the letter from the Chula Vista group was not appropriate, and that their interest is just an attempt to participate in the process.

**David Gomez, Otay Mesa Nestor Planning Committee.** Thanked the Planning Commission for taking the tour of the community to familiarize themselves with the area. Spoke to the homes that were flooded and the rezoning issue which has resulted in lawsuits. Is pleased that the open space is going to be maintained and that the plan update is a step in the right direction.

**Linnette Anderson, Iris Gardens West Home Owners Association.** Discussed the rezoning of Iris Gardens and how it affects her block. Discussed the density of this area and wanted to know how the decision was made for this density and why it was rezoned. Clarified this exact location on the map displayed.

**Don Christiansen, representing Amelia Irvine, property owner.** He has been working for several years to vacate the paper street so his client can aggregate the underutilized property with her property and market this site. They are looking at opening a family restaurant and are open to

alternatives. The restaurant worked under the current zoning and he felt it would be complimentary for this area.

**Kurt Heidepeter, property owner.** Feels this plan was needed for a long time and he hopes that Fenton and the City can work together to make their area more livable.

Testimony in opposition by:

**Lynne Heidel, representing H. G. Fenton Material Company and Western Salt Company.** Spoke to her letter dated December 5, 1996 which described revisions to the land use and zoning designations proposed by staff for much of Fenton's property. They agree with some of these changes, but not to others. Further discussed the changes recommended to Areas 1 through 4 and how they would affect her clients' business.

**Celia Arellano, resident.** Advised that she is opposed to the R1-20,000 zone as it is too wide and she does not understand why the zoning has to be changed as it will affect her street and surrounding area. Staff stated that no residential property will be included in this rezoning.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE ADOPTION OF THE UPDATED COMMUNITY PLAN AND ASSOCIATED ACTIONS, PER STAFF'S RECOMMENDATIONS WITH THE FOLLOWING REVISIONS:

1. THERE BE NO ZONE CHANGE IN THE TWO SPECIAL STUDY AREAS OR THE SALT POND AREA IN THE NORTHWESTERN CORNER OF THE COMMUNITY.

- 2. FIRE STATION NO. 6 ON PALM AVENUE AT TWINNING AVENUE BE RETAINED FOR THE PURPOSE OF ENSURING ADEQUATE FIRE PROTECTION FOR THE EASTERN END OF THE OTAY MESA NESTOR COMMUNITY.

- 3. SEVERAL TEXT CHANGES BE MADE TO CORRESPOND TO LAND USE REZONE RECOMMENDATIONS, AS ARTICULATED IN LYNNE HEIDEL'S LETTER, DATED DECEMBER 5, 1996, PAGE 5, ITEM NO. 3 AND ITEM NO. 4A.

- 4. DELETE THE REZONING WITH RESPECT TO RIVER TRAILS.
- 5. RECOMMEND APPROVAL OF THE PUBLIC FACILITIES FINANCING PLAN.

Second by Watson. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-5:

**ACKS RESIDENTS - COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 96-0452.**

Sandra Teasley presented Report to the Planning Commission No. P-96-277, along with additional staff corrections as read into the record.

Testimony in favor by:

Paul Robinson, representing the applicant. Advised he and his client are now satisfied with all of the proposed conditions for approval.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE CDP/SCR PERMIT NO. 96-0452, SUBJECT TO CONDITIONS (ATTACHMENT 6). Second by Quinn. Passed by a 7-0 vote.

ITEM-6:

**ST. PAUL'S INTERGENERATIONAL DAY CARE CENTER;  
CONDITIONAL USE PERMIT NO. 96-0555.**

Jeff Koch presented Report to the Planning Commission No. P-96-267.

Testimony in favor by:

**Cheryl Wilson, representing St. Paul's.** Commented on the innovation of this program. That this is a unique opportunity for families to be together and have seniors available to take care of children which keeps the seniors active and feeling needed. Everyone works well together.

**COMMISSION ACTION:**

**MOTION BY ANDERSON TO REVIEW AND CERTIFY NEGATIVE  
DECLARATION NO. 96-0555 AND APPROVE THE PROPOSED  
PROJECT PERMIT SUBJECT TO PERMIT CONDITIONS. Second by  
Butler. Passed by a 7-0 vote.**

ITEM-7:

**BENICIA AT SCRIPPS RANCH. TENTATIVE SUBDIVISIONS  
MAP/PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 96-0325.**

Jeff Koch presented Report to the Planning Commission No. P-96-266 and read additional revisions into the record, and the recommendation to delete condition No. 21g. In the Tentative Map.

Testimony in favor by:

**Dennis Ferdig, UDC Homes and Walter Heiberg, Miramar Ranch  
North Planning Group.** Advised they are in total agreement and support of this project and asked that the Commission take action to approve.

**COMMISSION ACTION:**

**MOTION BY SKOREPA TO CERTIFY NEGATIVE DECLARATION AND  
APPROVE TENTATIVE MAP AND PLANNED RESIDENTIAL**

DEVELOPMENT PERMIT NO. 96-0325 AND APPROVE THE REVISED ADDITION AS STATED BY STAFF, AND THE DELETION OF ITEM NO. 21G IN THE TM. Second by White. Passed by a 6-0 vote with Commissioner Watson abstaining.

ITEM-7A:

TRAILED FROM DECEMBER 5, 1996:

**STREET ACTION 96-505 - STREET VACATIONS WITHIN ALVARADO ESTATES.**

Public testimony was closed at the December 5, 1996 hearing, therefore no testimony was taken.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE MULTIPLE STREET VACATIONS FOR ALVARADO ESTATES. THIS MATTER SHOULD COME BACK BEFORE THE COMMISSION IN ONE YEAR TO SEE IF THE STUDENT ACTIVITY CENTER IS GOING TO IMPACT THAT COMMUNITY. Second by Quinn. Passed by a 5-2 vote with Commissioners Butler and Watson voting nay.

ITEM-8:

**INFORMATIONAL REPORT AND DISCUSSION WITH CITY MANAGER, JACK MCGRORY REGARDING RESTRUCTURING OF MANAGERIAL DEPARTMENTS.**

Discussion held.

The Planning Commission meeting was adjourned by Chairperson Neils at 3:22 p.m.