

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 20, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:04 a.m. Chairperson Steele adjourned the meeting at 12:01 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-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  
Betsy McCullough, Community Planning & Development Manager-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

**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.**

Betsy McCullough advised that Item No. 9, Montana Mirador Development Agreement be returned to the City Manager and be brought back to the Planning Commission at a later date.

**ITEM-3: DIRECTOR'S REPORT.**

Betsy McCullough spoke to the workshops tentatively scheduled for December 11, 1997 on Subareas I and III.

At the last City Council meeting an ordinance was introduced for the Zoning Code Update. A summary of the Council action will be provided to the Commission within the next week or two.

Coleen Frost discussed the City of San Diego and the Euclid PLACE'S Citizen Advisory Committee which had been brought before the PS&NS Committee who recommended approval of a resolution that endorsed the work of this Committee. A report to follow.

**ITEM-4: COMMISSION COMMENT.**

Chairperson Steele advised that the Street Design Manual which was before the LU&H Committee was sent back to the communities and ultimately to the Planning Commission for a workshop.

Commissioner Watson briefed the Commissioners on the latest actions taken by the City's Task Force on Ball Park Planning.

Commissioner Skorepa requested that on December 4, 1997 during the workshop on the Border Issue, time be concentrated on the International Gateway project and any other important projects that staff feels should be discussed. All the projects should not be covered at this particular

workshop; a subsequent workshop can be schedule should that be necessary to cover other projects.

Commissioner Anderson requested that a workshop be scheduled to discuss temporary, interim and permanent use in conditional use permits. A stronger definition should be provided for clarity.

**ITEM-5: APPROVAL OF MINUTES OF OCTOBER 30, 1997 AND NOVEMBER 6, 1997.**

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE MINUTES OF OCTOBER 30, 1997. Second by White. Passed by a 5-0 vote with Commissioners Butler and Watson not present.

MOTION BY SKOREPA TO APPROVE THE MINUTES OF NOVEMBER 6, 1997. Second by Quinn. Passed by a 6-0 vote with Commissioner Watson not present.

**ITEM-6: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, LOCAL COASTAL PROGRAM, CARMEL VALLEY COMMUNITY PLAN, NEIGHBORHOOD 4,5, AND 6 PRECISE PLAN TO REDESIGNATE A 6.72 ACRE SITE FROM NEIGHBORHOOD COMMERCIAL TO LOW-DENSITY, DETACHED RESIDENTIAL. (UP TO 7.44 DU/AC).**

Gloria Pierson presented Report to the Planning Commission No. P-97-179.

No one present to speak.

**COMMISSION ACTION:**

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

ITEM-7: **U.S. MARSHAL SERVICE SEIZED VEHICLE AND AUCTION FACILITY  
- PROPOSED CONDITIONAL USE AND OTAY MESA DEVELOPMENT  
PERMIT NO. 96-7579.**

Kevin Sullivan presented Report to the Planning Commission No. P-97-189.

Testimony in favor by:

**Rebecca Michael, representing the Imperial Group.** Focused on the purpose of the use and the need for it by the Federal Government. Explained in detail what the use is and why it is ideally located, i.e., near the border. Discussed the additional landscaping for the extended time period and the temporary use agreement which will be fulfilled when the facility is no longer used on this site. Spoke to the proposed amendments to draft conditions 14 and 27 regarding the interim use and an extension of time; and right away of additional footage along Airway Road. Also read a new condition into the record regarding the removal of contaminated soil and putting the entire site back to the way it was.

Testimony in opposition by:

**Roque DeLa Fuente,II, representing himself.** Advised he was appointed by the Mayor to be on the Otay Mesa task force. He was responsible together with a group of concerned citizens to annex this area in 1985. The main issue is that the whole concept was that everyone has to pay their fair share. When the large corporations started coming into this area they were required to pay for roads, pavement, sidewalks, sewer lines, etc. And, all these corporations have paid their share. Advised that this new proposed facility is not required to pay for anything - no requirements whatsoever. Discussed that when people come over the border the first thing they are going to see will be a junk yard with all the broken down cars. Suggested it be placed elsewhere. Feels a full EIR should be done to address the conditions especially the traffic impacts.

**Hal Pollard, representing National Enterprises, Inc.** Explained that his company submitted a Request For Proposal to handle this facility and they were told the criteria was going to be a 20 year project with the option to cancel after 10 years. They were also told there would only be one auction a month, not three. Discussed the need for a traffic study and that a full EIR should be conducted for this matter. Also reiterated the fact that this company should have to pay their fair share for improvements.

**Steve Gross, Otay Mesa Chamber of Commerce.** Explained that he is not necessarily against the project but feels they should be required to pay for the improvements as well. Feels a traffic study should be done as this area will be severely impacted.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE FOR ADDITIONAL INFORMATION. STAFF TO BE PREPARED TO DISCUSS BRINGING THE TERM OF THE PERMIT UP TO THE TERM OF THE CONTRACT; THE COST OF THE DIF FUNDS; PERMANENT VS. TEMPORARY USES FOR CONDITIONAL USE PERMITS; THE USES DISCUSSED SHOULD BE CONSISTENT WITH THE OTAY MESA DEVELOPMENT IMPACT FEE ANALYSIS FOR INTERIM LAND USE. (THIS REPORT TO BE PROVIDED PRIOR TO THE NEXT HEARING.) STAFF WAS REQUESTED TO SEND THIS BACK TO THE PLANNING GROUPS FOR REVIEW AS WELL BEFORE THE NEXT HEARING, AND FOR FUTURE PROJECTS IN THIS AREA, TRAFFIC STUDIES SHOULD BE PROVIDED. Second by Quinn. Passed by a 7-0 vote.

**ITEM-8: STADIUM DRIVING RANGE, CONDITIONAL USE PERMIT AMENDMENT NO. 96-7862.**

Bob Korsh presented Report to the Planning Commission No. P-97-188, and read revised conditions into the record for Conditions No. 12 and 34.

Testimony in favor by:

**Mike Strode, owner representing Stadium Driving Range.** Spoke to the history of this project from the initial filing of the application and the engineering reports done regarding this drain channel and erosion. Discussed why they are requesting an additional 10 year time frame in order to allow them to get the financing to do this improvement. Also discussed the lighting system and the problems involved with same.

**Mike Smiley, Tierrasanta Little League.** Explained that he was present to show support for the owners as they have been an extremely cooperative neighbor and have done a lot for the little league children in this area.

**Neale Stoner, San Diego State Golf Coach.** Supports this project for many reasons. It is in close proximity to the University and the students are able to use this facility to practice. Discussed the unique features available and how generous the owner is to the students. Asked for the Commission's support.

**Dedric Holmes, Pro Kids Golf Academy.** Advised that the owner is very generous and allows these children to play at the facility free of charge. It is a wonderful facility and asked that it be approved.

**Larry Happert, Holiday Bowl.** Advised they are in support of this facility. He has been able to hold large fund raisers at this facility as part of the Holiday Bowl festivities, as it has easy access, unique features and the is lighted, and the owner is extremely civic minded.

Testimony in opposition:

**Gary Weber, representing himself.** He is a resident living on the south rim of Mission Valley in Normal Heights in direct view of the Driving Range. Explained that the lighting is like having 10 cars in a row aiming their high beams at his house. He has made inquiries when the condition first appeared, and after many conversations with city personnel, was told that the issue had been raised by others and it was under review. He is requesting that some measures are taken to insure that these lighting conditions cease and that more testing is required before approval of this CUP.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY THE INFORMATION CONTAINED IN ADDENDUM NO. 96-7682, AND REVIEW AND CONSIDER ADDENDUM NO. 96-7862 TO NEGATIVE DECLARATION NO. 94-0484, AND APPROVE THE APPLICATION FOR CUP AMENDMENT 96-7682, SUBJECT TO CONDITIONS. STAFF WAS REQUESTED TO EXHAUST ALL POSSIBILITIES FOR ALTERNATIVE LIGHTING. Second by White. Passed by a 6-0 vote with Commissioner Butler abstaining.

The Planning Commission meeting was adjourned by Chairperson Steele 12:01 p.m.