

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 6, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Neils at 9:08 a.m. Chairperson Neils adjourned the meeting at 4:18 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  
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.**

Susan Baldwin of Sandag advised and invited the Commissioners to a Population Growth, Land Use and Visions for 2050 workshop to be held on Friday, March 14, 1997.

Chairperson Neils introduced Mr. Hendrik Van Wyk, a town councilor from Cape town, South Africa who was visiting San Diego as part of the Institute for a New South Africa's Public Administration Exchange Program.

**ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.**

Staff requested that Item No. 7, Annual Apartment Vacancy Survey be continued to March 20, 1997 due to a noticing error.

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

None.

**ITEM 3A: COMMISSION COMMENT.**

Commissioner Quinn gave a status report on the Romero Residence. Georgia Sparkman subsequently advised the Commission on the status of the construction at this residence.

**ITEM-4: APPROVAL OF MINUTES OF FEBRUARY 20, 1997.**

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE MINUTES OF FEBRUARY 20, 1997. Second by Watson. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Skorepa abstaining as they were not present at this meeting.

**ITEM-5 SPECIAL ORDER OF BUSINESS: PLANNING COMMISSION VOTING RULES/POLICIES.**

Discussion held. The City Attorney was requested to bring this back for additional review based on the discussion regarding Process 4 and 5 matters.

**ITEM-6: CONTINUED HEARING FOR PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 52, AMENDMENT NO. 1 - SAN DIEGO SQUARE SENIOR HOUSING, 1055 NINTH AVENUE.**

Greg Wade of Centre City Development Corporation gave the history and status of the project since the last hearing.

**COMMISSION ACTION:**

MOTION BY WHITE TO ADJOURN TO CLOSED SESSION TO DISCUSS NEW INFORMATION RECEIVED FROM THE APPLICANT. Second by Quinn. Passed by a 7-0 vote.

The Planning Commission reconvened at 9:55 a.m. into the regularly scheduled hearing.

**COMMISSION ACTION:**

MOTION BY WATSON TO RECOMMEND THAT THE CITY ATTORNEY'S OFFICE FILE AN ACTION IN SUPERIOR COURT SEEKING A DECLARATION OF THE RIGHTS OF THE PARTIES AND ENFORCEMENT OF THE PERMIT, AND CONTINUE THE REVOCATION HEARING FOR 120 DAYS. Second by Quinn. Passed by a 7-0 vote.

**ITEM-7: ANNUAL APARTMENT VACANCY SURVEY**

Item was continued to March 20, 1997 due to a noticing error.

**ITEM-8: TROLLEY STOP PLAZA - PROPOSED REZONE 96-0676.**

Kevin Sullivan presented Report to the Planning Commission No. P-97-022.

Testimony in favor by:

**Teresa Finch, owner.** Advised that she had no idea that they did not have the proper zoning on their property and they want to correct the paperwork to be sure they are complying with the zoning necessary to operate their business. They want to be able to have certain types of uses that would serve the community.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY STATE FOR THE RECORD THAT NEGATIVE DECLARATION 96-0676 HAS BEEN PREPARED IN ACCORDANCE WITH STATE CEQA GUIDELINES AND; APPROVE THE PROPOSED REZONE OF THE SUBJECT PROPERTY FROM CSF-3 TO CSF-2, AS INDICATED IN ATTACHMENT 2; AND CLARIFY AND CORRECT THE OWNERSHIP OF THE PROPERTY LISTED IN THE RESOLUTION. Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-9: AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRA MESA COMMUNITY PLAN TO CHANGE DESIGNATION OF CAPRICORN WAY.**

Mark Rogers and Siavash Pazargadi presented Report to the Planning Commission No. P-97-044.

Testimony in favor by:

**Dennis Nelson, representing himself.** Owner of property on Capricorn Way and when he purchased it, there was very little traffic on that road. Feels the increase of traffic has hurt the property value and feels that it only makes sense to vacate this street.

**Don Flores, representing himself.** Capricorn Way is right next to his property. If they were to increase this they would have to remove all the plants he put in over the last 20 years. When he bought the house it was a dead end street, and he didn't realize it would be a through street, but it definitely wasn't a four-lane road. He agrees with the recommendation to make it into a two-lane road.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRA MESA COMMUNITY PLAN TO CHANGE THE DESIGNATION OF CAPRICORN WAY FROM A FOUR-LANE COLLECTOR STREET TO A TWO-LANE COLLECTOR STREET. Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

**ITEM-10: WORKSHOP - FRAMEWORK/GENERAL PLAN DISCUSSION.**

Workshop held.

**ITEM-11: WORKSHOP - GENERAL DYNAMICS/NEW CENTURY CENTER - AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN.**

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Neils at 4:18 p.m.