

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 17, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Vice-Chairperson William Anderson at 9:05 a.m.  
Chairperson Neils adjourned the meeting at 3:35 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Christopher Neils-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-not 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-not present  
Paulette Crawford, Docket Clerk-present

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

Ms. Esther Lee Gift advised the Commissioners of her being denied rental assistance at the Sanford Hotel. She requested that the Commission look into this matter.

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

None.

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

Terri Bumgardner read the modified conditions on the Cox-University City project into the record.

Betsy McCullough advised of the successful completion of the 1997 national American Planning Association conference, and that it was the largest national conference for the Association ever with over 4200 attendees.

**ITEM-3A: COMMISSION COMMENT.**

None.

**ITEM-4: APPROVAL OF MINUTES OF MARCH 27, 1997 AND APRIL 3, 1997.**

MOTION BY WHITE TO APPROVE THE MINUTES OF MARCH 27, 1997 WITH THE MODIFICATION TO ITEM NO. 5 TO ADD THE WORD'S "WAS DIRECTED TO LOOK AT THE INTENT OF THE PRD PROCESS." AND TO APPROVE THE MINUTES OF APRIL 3, 1997 WITH THE REVISION TO THE MOTION ON ITEM NO. 11 TO STATE THAT THE PLANNING COMMISSION ACTION WAS A RECOMMENDATION TO THE CITY COUNCIL, AS THIS WAS A PROCESS 5 ITEM. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

The minutes of the joint Planning Commission/Housing Commission meeting of March 27, 1997 were trailed to May 1, 1997 for correction.

ITEM-5: **\*LA BODEGA SWAP MEET. COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND SAN YSIDRO DEVELOPMENT PERMIT 92-0663. (PROCESS FOUR)**

Kevin Sullivan presented Report to the Planning Commission No. P97-036.

No one present to speak on this item.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS TO ADD IN CONDITION NO. 33, THAT PRIOR TO APPROVAL, THE APPLICANT WOULD HAVE TO RECEIVE A RECOMMENDATION OF APPROVAL FROM THE COMMUNITY PLANNING GROUP PRIOR TO ANY ACTION BY A DECISION MAKER. AND ALSO ADD, "TO BE LIMITED TO PATRONS, EXHIBITORS AND EMPLOYEES OF THE SWAPMEET, AND PERMITEES SHALL NOT ALLOW ON SITE PARKING TO BE USED BY ANY OTHER PERSONS." Second by White. Passed by a 6-0 vote with Commission Quinn not present.

ITEM-6: **\*STARGAZE ESTATES. TENTATIVE MAP (TM), STREET VACATION (VAC) NO. 96-0711. PROCESS 5**

Tracey Elliot-Yawn presented Report to the Planning Commission No. P97-053.

Testimony in favor by:

**Robert Laing, Hallmark Communities, applicant.** The project is a straight subdivision of land. The paragraph discussed previously relates to the zoning for the site. They will be in compliance with the zoning as to the height, width and the setbacks and the overall lot coverage. Thanks to the staff for their work during the months it has taken us to get here, and hope you would make a finding for recommendation for approval.

**Ed Lichtenberger, owner adjacent to the site on Meadowrun Way.** Comments: Not necessarily opposed, but would like to keep the privacy now with the vacant lot; Glad to see the lot developed; Weeds are overgrown and need to be cut. What will be done to ensure the consistency in the fencing. Also, the impact of traffic is concerned, on Meadowrun street. And the fencing that will go down Black Mountain road. The fences there now have graffiti.

**Tom Rowley, Neighbor.** Would like to second the comment made on the weeds. The lot has been relatively consistently cared for, not recently. I would encourage the current property owner to take of that.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO MOVE STAFF'S RECOMMENDATION WITH THE DELETION OF THE SECOND SENTENCE IN FINDING 4 ON ATTACHMENT 3, PAGE 1. Second by Anderson. Passed by a 6-0 vote, with Commission Quinn not present.

**ITEM-7: NAVAL TRAINING CENTER REDEVELOPMENT PROJECT.**

Jim Davies presented the NTC Redevelopment project presentation.

No one present to speak on this item.

**COMMISSION ACTION:**

MOTION BY WATSON TO MOVE STAFF RECOMMENDATIONS AND INCLUDE THE SUGGESTED REVISION TO SECTION #110.1J. TO ADD, "IN ADDITION TO ATTRACTING NEW INDUSTRIES TO ENHANCE EXISTING BUSINESS." Second by Skorepa. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: **MOTOROLA SUBDIVISION. TENTATIVE PARCEL MAP 96-0647. PROCESS 4.**

John Fisher presented Report to the Planning Commission No. P97-051. In addition to the report an errata sheet with clarification of language was read into the record.

Testimony in favor by:

**Mike McDade, representing CIP Development.** Spoke to the project's highlights. It is totally consistent with the general plan, community plan, zoning, map act and is exempt from CEQA. Addressed two letters written by the Community Planning Group and US AIR.

Testimony in opposition by:

<sup>Ilko</sup>  
~~Bob Ilko~~, **Scripps Ranch Planning Group.** Opposes the project for three reasons: traffic, access, and the inability to gain access through the ~~easements.~~ the applicant's agreement to providing access easements.

**Frank Gallagher, representing US AIR.** Expressed that US Air has approximately a 10 acre parcel with 77-thousand sq. feet. It is composed of a reservation center which is very important within their current structure because of the time zone. As a result of the time zone, US Air is in the process of expanding their use on that site.

**Brian Faraci, representing US AIR.** US Air is not opposed to the subdivision of the adjacent property and not opposed to their driveways. They are opposed only to the westerly driveway which will impact any movement coming in and out of the single driveway.

Public testimony was closed.

**COMMISSION ACTION:**

Revised 5/29/97 LL

MOTION BY ~~SKOREPA~~<sup>BUTLER</sup> TO APPROVE STAFF RECOMMENDATIONS WITH THE DELETION OF THE SECOND SENTENCE IN FINDING #4 AND THE MODIFICATION TO CONDITION #13 TO BE WRITTEN AS STATED IN THE ERRATA SHEET, BUT WITH THE PREPATORY CLAUSE. THE ACCESS STUDY WILL BE DETERMINED BY THE NUMBER OF DRIVEWAYS AND THE TRAFFIC ACCESS ROUTES OF BOTH PARCELS. ALSO, TO INCLUDE THE STRIKING OF CONDITION #12. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-9: WORKSHOP - ZONING CODE UPDATE.**

Workshop held regarding the Commission's approach toward how the future meetings would be handled on the Zoning Code Update.

The Planning Commission meeting was adjourned by Chairperson Neils at 3:35 p.m.