

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 26, 1997
IN COUNCIL COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:10 a.m. Vice-Chairperson Anderson adjourned the meeting at 3:22 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-not 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-not present
Prescilla Dugard, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-not 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.

None.

ITEM-3: DIRECTOR'S REPORT.

Gary Halbert discussed modifications made to the conditions for the Paige Residence which was heard on June 12, 1997.

ITEM-4: COMMISSION COMMENT.

Commissioner Skorepa advised that on July 2 the LU&H Committee will be taking up the issue of Comprehensive Planning at the boarder. As the Planning Commission has advocated border planning and comprehensive planning as part of their work plan, and discussed this as a priority with the LU&H Committee, Commissioner Skorepa will be in attendance at that meeting and will add the Commissioners support of comprehensively planning the border and ask that these kinds of issues come back before the Commission in the future.

ITEM-5: APPROVAL OF MINUTES OF JUNE 12, 1997.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE MINUTES OF JUNE 12, 1997 WITH A REVISION TO THE MOTION ON ITEM 8 CARMEL VALLEY NEIGHBORHOOD 10 TO CLARIFY THE EQUESTRIAN TRAIL IN THE MOTION AS THE SHAW VALLEY TRAIL. Second by Butler. Passed by a 4-0 vote with Chairperson Neils not present, and Commissioners Quinn and White abstaining as they were not present at that meeting.

ITEM-6: **INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN FOR THE MARRIOTT RESIDENCE INN.**

Bernie Turgeon presented Report to the Planning Commission No. P-97-112.

Testimony in favor by:

Mark Linman, representing Marriott Hotel Corporation. The project is for a Marriott Residence Inn, approximately 150 rooms, designed to accommodate the business travelers utilizing the Sorrento Mesa and Sorrento Valley area. Here to answer any questions raised.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION AS THE PROPOSED COMMUNITY PLAN AMENDMENT MEETS CRITERIA SPECIFIED IN THE MUNICIPAL CODE FOR THE INITIATION OF A LAND USE PLAN AMENDMENT. STAFF WAS DIRECTED TO ADDRESS THE INDUSTRIAL LAND USE ISSUE OF LAND BEING DIVERTED TO ANOTHER USE WHEN THIS COMES BACK TO THE COMMISSION FOR APPROVAL OF THE AMENDMENT. Second by Quinn. Passed by a 4-0 vote with Chairperson Neils and Commissioners Skorepa and Watson not present.

ITEM-7 **WORKSHOP - OTAY VALLEY REGIONAL PARK PRELIMINARY DRAFT CONCEPT PLAN.**

Howard Greenstein presented Report to the Planning Commission No. P-97-082.

Workshop held.

ITEM-8: AMENDMENT TO THE NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN.

Cathy Winterrowd presented Report to the Planning Commission No. P-97-113, and read revised language into the record regarding the California Coastal Act and public access.

Testimony in favor by:

Louis Wolfsheimer, representing Black Mountain Ranch. Explained that this was an original staff procedure, not one approved by the council. When the Framework Plan was being implemented this was a throw away item. There is no policy in the surrounding area of the county on gated communities so the FUA has to compete with the surrounding areas. Feels this is a moot policy. The Council has requested that this be cleaned up and noted and filed.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF AN AMENDMENT TO THE FRAMEWORK PLAN FOR THE NCFUA TO DELETE LANGUAGE PROHIBITING GATED COMMUNITIES WITHIN THE NCFUA, ALONG WITH THE APPROVAL OF LANGUAGE AS SUBMITTED BY STAFF AT THIS MEETING WHICH READ, "GATED NEIGHBORHOODS ARE NOT PERMITTED WHERE TO DO SO WOULD RESTRICT PUBLIC ACCESS TO AND ALONG THE COAST OR WOULD INTERFERE WITH IDENTIFIED PUBLIC VIEWS TO AND ALONG THE COAST". STAFF WAS DIRECTED TO PROVIDE A MAP OF THE GATED COMMUNITIES THAT HAVE THUS FAR BEEN APPROVED IN THE NCFUA AND URBANIZED AREAS OF THE CITY AND BRING BACK TO THE COMMISSION. Second by Butler. Passed b a 5-0 vote with Chairperson Neils and Commissioner Watson not present.

ITEM-9: UNIVERSITY TERRACE - CONDITIONAL USE PERMIT, MID-CITY DEVELOPMENT PERMIT NO. 96-0679.

Tracy Elliot-Yawn presented Report to the Planning Commission No. P-97-102.

Testimony in favor by:

Steve Bustami, owner, applicant. Answered Commissioner White's questions regarding the scenario of patients leaving the facility, and advised that this is not possible as they have to walk through the front door so they will be monitored. There will be on-site recreational facilities for the patients with a director to oversee these activities. Should the patients have to leave the premises, they will be escorted in vans. Feels the project is very suitable for the area and will be beneficial and a great improvement to the street and an asset to the hospital near by.

Gary Taylor, design consultant. Available for questions to elaborate on the general design.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 96-0679 AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE CUP/MCD NO. 95-0679 (ATTACHMENT 5). Second by White. Passed by a 5-0 vote with Chairperson Neils and Commissioner Watson not present.

ITEM-10: KURTZ STREET LOT SPLIT - TENTATIVE MAP NO. 95-0343.

Bob Korsh presented Report to the Planning Commission No. P-97-108.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE APPLICATION FOR A TENTATIVE MAP TO SUBDIVIDE AN EXISTING DEVELOPED PARCEL INTO TWO FOR PURPOSES OF SALES AND/OR FINANCING. Second by Quinn. Passed by a 5-0 vote with Chairperson Neils and Commissioner Watson not present.

ITEM-11: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS.

None.

ITEM-12: WORKSHOP - NEIGHBORHOOD CODE COMPLIANCE ACTIVITIES

Bill Nelson presented Report to the Planning Commission No. P-97-109.

Workshop held.

ITEM-13: BERNARDO INDUSTRIAL PARK LOT 12 - RESOURCE PROTECTION ORDINANCE PERMIT AND TENTATIVE MAP 96-0527.

Mary Roush Report to the Planning Commission No. P-97-100.

Testimony in favor by:

John Leppert, Civil Engineer for this development. Worked closely with staff and concurs with staff over the draft conditions and is in total agreement with these conditions. Requested that this project be approved. Advised that the Planning Group gave its full support for this project, with no opposition.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 96-0527; APPROVE RPO PERMIT 96-0527, SUBJECT TO CONDITIONS (ATTACHMENT 3); APPROVE TM 96-0527 SUBJECT TO CONDITIONS, (ATTACHMENT 4) WITH A MODIFICATION TO CONDITION NO. 12 TO DELETE THE LAST SENTENCE IN THIS CONDITION; CONDITION TO READ, "THIS PERMIT MAY BE CANCELED OR REVOKED IF THERE IS A MATERIAL BREACH OR DEFAULT IN ANY OF THE CONDITIONS OF THIS PERMIT." Second by Watson. Passed by a 6-0 vote with Chairperson Neils not present.

ITEM-14: MEMORIAL GARDEN; AMENDMENT TO CONDITIONAL USE PERMIT NO. C-16034; PROJECT NO. 96-7155.

Sandra Teasley presented Report to the Planning Commission No. P-97-106. Also read two revisions into the record at the request of the applicant regarding the replacement of the word niche with the word urn.

Testimony in favor by:

Bob Tretton, representing the applicant. Spoke in support of staff's recommendations and requested the Commission's endorsement of this project.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE CONDITIONAL USE PERMIT NO. 96-7155 WITH A MODIFICATION TO CONDITION NO. 2, PAGE 1 OF 6, ATTACHMENT 5, AND THE FIRST PARAGRAPH, PAGE 5 OF 6, ATTACHMENT 5 TO DELETE THE MENTION OF THE NUMBER OF CREMATORY URNS. ALSO THE REVISED CONDITION READ INTO THE RECORD BY STAFF WILL NOW BE ELIMINATED AS IT NO LONGER APPLIES. Second by Butler. Passed by a 6-0 vote with Chairperson Neils not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 3:20 p.m.