

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 24, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:15 a.m. Vice-Chairperson Anderson adjourned the meeting at 10:55 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson - vacant
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-not 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-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.

Items No. 6, Second Amendment to Development Agreement with Catellus Development Corporation, and Item No. 10, Acama Street TPM to be trailed until 7/31/97 for a full Commission.

ITEM-3: DIRECTOR'S REPORT.

Gary Halbert discussed Process 2000 appointments recently made and advised of the new project managers. He also discussed recent Council action taken on Green Dragon and the Mission Valley West projects.

ITEM-4: COMMISSION COMMENT.

None.

ITEM-5: APPROVAL OF MINUTES OF JUNE 26, 1997 AND JULY 3, 1997.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE BOTH SETS OF MINUTES.
Second by Watson. Passed by a 4-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-6: SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION.

Trailed to July 31, 1977 for full Commission.

ITEM-7: **AIRTOUCH CELLULAR - WEBBER RESIDENCE CONDITIONAL USE PERMIT (CUP) NO. 96-0656 TO ALLOW CONSTRUCTION OF A 55 FOOT TALL UTILITY POLE AND A 312 SQUARE FOOT EQUIPMENT ROOM.**

Dan Joyce presented Report to the Planning Commission No. P-97-107.

Testimony in favor by:

Chris Morrow, representing Airtouch. Spoke to the "color" questions raised by the Commission.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AND CERTIFY NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 96-0656. Second by White. Staff was requested in the future when a stand-alone monopole is before the Commission for approval, the staff report should include the evaluation as to why some other stealth installation was not feasible. Passed by a 4-0 vote with Commissioners Skorepa and Quinn not present.

ITEM-8 **INITIATION OF AN AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.**

Nick Osler presented Report to the Planning Commission No. P-97-126.

Testimony in favor by:

Ted Griswald, representing Torrey Pines Investment Group. Explained that these property owners purchased 30 years ago, and bought this property to be used for their retirements. Addressed a rebuttal to staff report and spoke to the factors involved. Spoke to the letter from Jack Ingber dated July 23, 1997. This letter speaks to the general plan

consistency, public benefits to the community, and hardship to the applicants by denying reasonable use of their property. Gave the entire chronology of events since the inception of the purchase.

Testimony in opposition by:

Ann Harvey, representing Carmel Valley Community Planning Board.

Feels that this project puts houses on the ridge top and that would preclude all the work that was done to preserve that Mesa Top. It is evident that the logical planning of a new community which uses natural topography cannot be based upon ownership boundaries. All owners within a development unit must agree on a precise plan and support its approval. Requirement for a precise plan might be difficult to achieve and it must be pointed out that this problem must be worked out or it will be impossible to carry out the new community concepts upon which this community plan is based.

John Dean, resident. Was the Planning Board chair for 8 years. Explained there are twelve neighborhoods in the Carmel Valley Community Plan and this is the last to be developed under a precise plan. Every one of those neighborhoods felt the precise plan was not going to happen. This is a difficult piece of property and it has a lot of owners, restrictions, and never had a date put on these community plans - this would be the last one. There are hardships on owners, but there has never been consideration of age with particular owners. He is concerned when owners say they need to realize a profit. This was strictly speculation. This property has Carmel Creek Road going right through the property but no one knows what's going to happen to this road and there has to be a comprehensive plan for this entire neighborhood so everyone knows where the facilities are going to go.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND DENY THE INITIATION IN ORDER FOR THE CITY COUNCIL GIVE POLICY DIRECTION AS THESE PRECISE PLANS ARE GOING TO BE COMING BEFORE THE PLANNING COMMISSION AGAIN. Second by Anderson. Passed by a 4-0 vote with Commissioners Quinn and Skorepa not present. Staff to provide the Commissioners with a draft of the report that will go to the City Council in order to be certain to convey to

the Council that two of the Commissioners strongly believe there should be a policy decision by Council and that they only voted in the affirmative so it could go before the Council.

ITEM-9: **DUNHAM SUMMIT. AMEND MENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, THE CARMEL VALLEY COMMUNITY PLAN AND NEIGHBORHOODS FOUR-A AND SEVEN PRECISE PLANS (35-0394); REZONE, TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE, AND CARMEL VALLEY PLANNED DISTRICT PERMITS (NO. 96-0312).**

Gloria Pierson presented Report to the Planning Commission No. P-97-120.

No one present to speak.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 97-120. Second by Watson. Passed by a 4-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-10: **ACAMA STREET, TENTATIVE MAP (TM), VARIANCE AND OPEN SPACE EASEMENT ABANDONMENT NO. 95-0370.**

Trailed to July 31, 1997 for a full Commission.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 10:55 am.