

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
AUGUST 14, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Commissioner Watson at 9:05 a.m.  
Chairperson Steele adjourned the meeting at 12:05 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson - Mark Steele-present  
Vice-Chairperson William Anderson-not present  
Commissioner Patricia Butler-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner David Watson-present  
Commissioner Frisco White-not present  
Betsy McCullough, Community Planning & Development Manager-not present  
Anna McPherson, Principle Planner-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

**SPECIAL ORDER OF BUSINESS.** Mark Steele was sworn in as the new Chairperson, and Commissioner Skorepa was reappointed for her second four year term.

**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.**

Staff requested that Item No. 9, Initiation of a Community Plan Amendment/North Park Market - Food For Less be continued to September 11, 1997.

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

Anna McPherson reported on behalf of Community & Economic Development on the workshops requested by the Planning Commission. With respect to the border area issues, a status report will be provided to the Planning Commission in the next packet; staff will be returning with a workshop in October. Commissioner Skorepa requested that the Land Grant Development plans be provided to the Commission before that workshop.

Staff is also working on scheduling the Carmel Valley workshop for some time in September; probably the end of the month. Commissioner Watson advised that he had independently received information from some of the property owners in that area. Copies will be made available to staff and the Commissioners; it was requested that those specific property owners be notified of the date of the workshop.

Gary Halbert advised that two additional Project Managers have been selected at the Project Manager III level, Bob Manis and Bob Korch. Commissioner Skorepa requested that Development Services provide an organizational chart to show where the structuring is at this particular time to see the whole picture.

**ITEM-4: COMMISSION COMMENT.**

Commissioner Skorepa advised that when the General Dynamics workshop was before the Commission she asked for a copy of the draft EIR and that only one copy has been provided to date for all the Commissioners. It was requested that each Commissioner receive their own copy to read at their leisure. Mr. Halbert stated that a copy would be provided in the next mailing to the Commission.

Commissioner Skorepa requested that the Planning Commission secretary provide the Commissioners with a copy of the status report of on-going requests from the Commission to staff in order for them to keep track, as well as providing them to the staff.

Chairperson Steele stated that he is honored to be part of the Commission and is pleased to be here.

**ITEM-5: APPROVAL OF MINUTES OF JULY 24, 1997 AND JULY 31, 1997.**

Trailed to September 11, 1997 for full Commission who attended those meetings.

**ITEM-6: BENSON HEIGHTS STREET VACATION, TENTATIVE MAP AND RESOURCE PROTECTION ORDINANCE PERMIT 92-0298.**

Ron Buckley discussed the status of this project since it was last heard in July, 1996 and the fact that the report is inaccurate after questioning from the Commissioners.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE AS THE REPORT AND THE RECENT MEMO PROVIDED ARE INACCURATE AND INCONSISTENT. STAFF WAS REQUESTED TO COME BACK AS QUICKLY AS POSSIBLE WITH AN ACCURATE, COMPLETE PRESENTATION AS IT RELATES TO THE PROPERTY TODAY. THE PRESENTATION SHOULD INCLUDE PHOTOS OF STREET AND EXHIBITS OF THE

PROJECT AS ORIGINALLY PRESENTED IN JULY OF 1996. Second by Watson. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner White not present.

**ITEM-6: CARMEL VALLEY NEIGHBORHOOD 7, UNIT 16A. VESTING TENTATIVE MAP AND CARMEL VALLEY PLANNED DEVELOPMENT PERMIT NO. 96-0550 AND ABANDONMENT OF BUILDING RESTRICTION, SEWER, WATER AND DRAINAGE EASEMENTS.**

Mary Roush resented Report to the Planning Commission No. P-97-125. and read typographical corrections into the record under Background and the TM resolution.

Testimony in favor by:

**Chuck Corum, representing Pardee Construction.** Reviewed staff report and announced they are willing to accept the conditions imposed. Advised he was at this meeting to answer questions.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO RECOMMEND TO THE CITY COUNCIL THAT THEY CERTIFY THE MITIGATED NEGATIVE DECLARATION NO. 95-0550, AND APPROVE THE REQUESTED VTM/CVDP, SUBJECT TO CONDITIONS, AND APPROVE THE ABANDONMENT OF BUILDING RESTRICTION, SEWER, WATER AND DRAINAGE EASEMENTS. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele abstaining and Vice-Chairperson Anderson and Commissioner White not present.

**ITEM-8: POMERADO PUMP STATION - RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7146 TO ALLOW THE CONSTRUCTION OF A WATER PUMP STATION LOCATED SOUTH OF POMERADO ROAD BETWEEN WILLOW CREEK ROAD AND SCRIPPS RANCH BOULEVARD.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-124.

Testimony in favor by:

**Robert Fletcher representing McMillin Companies.** Answered questions regarding graffiti raised by the Commission; and advised that the community planning group did not want an invitation to view the facility. All service facilities are inside the building. There is lighting on the building. Their feeling was to downplay the structure and make it as hidden as possible. Water Utilities Department is comfortable with the security at the site. They could add additional landscaping for extra security if needed.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CERTIFY NEGATIVE DECLARATION NO. 96-7146; AND APPROVE RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7146. Second by Skorepa. Passed by a 4-0 vote with Commissioner Watson abstaining and Vice-Chairperson Anderson and Commissioner White not present.

ITEM-9: **INITIATION OF AN AMENDMENT TO THE GREATER NORTH PARK COMMUNITY PLAN.**

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO SEPTEMBER 11, 1997 AS THE APPLICATION WAS NOT DEEMED COMPLETE IN TIME FOR STAFF TO REVIEW IT AND FINALIZE THE PLANNING COMMISSION REPORT. Second by Watson. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner White not present.

**ITEM-10: BOUNDARY SELECTION AND PRELIMINARY PLAN FOR THE NORTH BAY REDEVELOPMENT PROJECT.**

Ron Smith and Pat Hightman presented Report to the Planning Commission, dated August 6, 1997.

Testimony in favor by:

**Frank Mannino, Midway Merchants Association.** In favor of the City Council's approval of the North Bay Survey area.

**Mike Stevens, Peninsula Community Planning Board.** Discussed the letter from John Seymore which capsulizes a key concern the board has having participated in this process and that concern is the loss of fiscal revenue potential. His discussion focused on the process. Shared concerns and discussed the process and the impacts on these communities because of projects already in the pipeline.

**Michael Pallamary, representing himself.** Discussed the motion made by the Old Town Planning Group and that he supports the feelings expressed that this project is being rail-roaded. What is the great sense of urgency when there is so much at stake. The committee was not afforded any time to evaluate the boundaries. Feels he doesn't know what the implications are right now, but knows there will be some.

**Hugh Story, President of Point Loma Association and the Ad Hoc Committee.** Expressed that they strongly support the survey area boundaries set for their areas, although he feels the plans for his area are a bit checkered. Addressed the Rosewell area map.

**Pat Rikon, Midway Planning Group.** Advised that she personally feels that their area has some unique problems and the main one is the floor area ratio which is different than the other areas. Property owners would be very dismayed to think they missed the window of opportunity to respond because if they understood it they would be more concerned about it - notification without education is not edification.

**Dan Wilkins, San Diego Port District.** Advised of the Port's on-going master planning process, update to the Port's Master Plan and the effects of the planning process on the North Bay Revitalization Program. They are committed to a joint planning relationship with the Port and the City in the areas where land use jurisdictions overlap.

Further discussed his letter to the Commission dated August 14, 1997.

Testimony in opposition by:

**Ann Fathy, representing herself.** Quoted California Redevelopment law regarding a preliminary plan and the basic minimum requirements, and feels it is slightly different from what she finds in the staff report - redevelopment should be consistent with the community's general plan. Also discussed affordable housing and how she feels that was not included or consistent with the general plan.

**Linda Geldner, representing Naval Command and Control Ocean Surveillance Center Research Development Test and Evaluation.** The advisory committee supported the boundaries that some of them had to go back and talk to the organizations that they are representing. NRAD is the navy landlord for the Spawars command. Very interested in improving their facilities and being a good neighbor to the community, however NRAD has concerns with being included in the redevelopment project area. NRAD has asked why their site was blighted. Asked staff their process for determining blight on this property. The Navy will make every effort to be a good neighbor but they have to develop a master plan for their facility which supports the military mission of NRAD.

**Keith Webb, representing himself.** Advised that thee major fee title holder and property controller along the Kettner Boulevard area. On the fence whether a revitalization area is needed or warranted.. Here to say that City staff has done its due diligence - this is being rushed, there has not been sufficient time spent on this, property owners have not been notified, etc. Most of this was brought about by the fact that the City now has NTC and no money to do anything with it.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVAL THE BOUNDARIES OF THE NORTH BAY REDEVELOPMENT PROJECT AREA AND THE PRELIMINARY PLAN FOR THE NORTH BAY REDEVELOPMENT PROJECT WITH THE INCLUSION OF THE NORTH SIDE OF SHERMAN AND LOVELOCK STREETS IN THE LINDA VISTA AREA (EXCLUDING NURSERY LAND), AND AUTHORIZE THE TRANSMITTAL OF THE APPROVED PRELIMINARY PLAN TO THE REDEVELOPMENT

AGENCY OF THE CITY OF SAN DIEGO. Second by Quinn. Passed by a 4-0 vote with Commissioner Butler abstaining and Vice-Chairperson and Commissioner White not present.

**ITEM-11: CONTINUATION OF JULY 31, 1997 NORTH BAY REVITALIZATION WORKSHOP.**

Anna McPherson and Miriam Kirshner, Community Planning and Development continued discussions as prepared in the Report to the Planning Commission, No. P-97-130.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:05 p.m.