

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
SEPTEMBER 11, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 1:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-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-not present
Linda Johnson, Principle Planner, 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.

None.

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

None.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough addressed the Planning Commission notes that the Commission requested previously and which staff provided. Those Items that require a response will be answered in a series of memos when appropriate.

Ms. McCullough also advised the Commission that Mike Stang has recently retired after 27 years with the City.

Tom Story requested that based on action taken by the City Council recently, instead of holding a workshop on the Carmel Valley area as requested by the Commission, that it come before the Commission as an initiation of a plan amendment with allotted time to discuss all issues. The Commission gave their approval of this request and this issue will be heard on September 25, 1997.

ITEM-4: COMMISSION COMMENT.

Vice-Chairperson Anderson inquired as to the feedback on the Street Design Manual inquiry made recently by the Commission. DSD to provide information, and let ASLA know when it will be heard.

Commissioner Butler inquired as to the status of the Development Services organizational chart. Linda Johnson advised that it was in process and it should be available within the week.

The Commission requested staff to bring back a formal policy that explains the manner in which the Planning Commission will accept material for a hearing. Consideration should be given to the fact that only material distributed through Linda Lugano, Legislative Recorder to the

Commission be accepted, and the Commission will not accept material that is faxed or delivered to their homes and offices by anyone else.

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

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JULY 24, 1997. Second by White. Passed by a 4-0 vote with Commissioners Quinn and Skorepa abstaining as they were not in attendance at that meeting, and the Chairperson's seat vacant.

MOTION BY ANDERSON TO APPROVE THE MINUTES OF JULY 31, 1997. Second by White. Passed by a 5-0 vote with Commissioner Butler abstaining as she was not in attendance at that meeting, and the Chairperson's seat vacant.

ITEM-6: APPROVAL OF MINUTES OF AUGUST 14, 1997.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF AUGUST 14, 1997. Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner White abstaining as they were not in attendance at that meeting.

ITEM-6A: INITIATION OF AN AMENDMENT TO THE GREATER NORTH PARK COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.

Tracy Reed and John Fisher presented Report to the Planning Commission No. P-97-121.

No one present to speak on this matter.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION OF THE COMMUNITY PLAN AMENDMENT PROCESS. Second by Quinn. Passed by a 7-0 vote.

ITEM-7: APPEAL OF THE DECISION OF THE HEARING OFFICER: SHELL OIL PRODUCTS COMPANY. CONDITIONAL USE PERMIT 96-0714 TO ALLOW THE ADDITION OF A 900 SQUARE FOOT CAR WASH TO AN EXISTING AUTOMOBILE SERVICE STATION LOCATED AT 2485 CORONADO AVENUE.

Patrick Hooper presented Report to the Planning Commission No. P-97-136.

Testimony in favor by:

Stephen Hogie, representing Shell Oil Company. Discussed the width of the road, the number of increased traffic trips and the probable impacts. Shell attempted to get the City to quantify the number of trips generated and the burden being imposed and that request was rebuked repeatedly. So they have no finding to support the dedication, and therefore are requesting that the permit be approved without the dedication.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CONTINUE FOR ACCURATE AND ADDITIONAL INFORMATION ON TRAFFIC IMPACTS AND CLARIFICATION OF THE PROPORTIONALITY ISSUE. Second by Anderson. Passed by a 7-0 vote.

ITEM-8: APPEAL OF THE DECISION OF THE HEARING OFFICER: OTSEGO DRIVE - APPEAL OF THE HEARING OFFICER'S APPROVAL OF MID-CITY DEVELOPMENT/HILLSIDE REVIEW PERMIT NO. 96-0735.

Sandra Teasley presented Report to the Planning Commission No. P-97-143.

Testimony in favor of appeal by:

Monita Dobbin, representing the neighborhood. Spoke to factual errors submitted by the applicant and the City, and why the City supported this project along with the Uptown Planner's. Discussed the original legal lots and parcel numbers and how these lots were split. This development is not compatible with the surrounding homes. Seventy five percent of it is in hillside review and she sees no reason why it should be developed. Would like to have most of this area remain open space.

Testimony in opposition of appeal by:

Jeff Saeed, applicant. Addressed Ms. Dobbins issues and explained that this is a buildable, legal lot. Uptown Planners approved the project and it was their suggestion to put a 6 foot retaining wall and crib wall. Requested an FAR increase because the parcel has two zones running through it and the hillside review.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY THE MITIGATED NEGATIVE DECLARATION AND DENY THE APPEAL AND APPROVE THE PROJECT AS REQUESTED BY THE APPLICANT WITH AN INCREASE IN THE FAR. Second by White. Passed by a 7-0 vote.

ITEM-9: **MCLAUGHLIN FACILITY - PACIFIC BELL MOBILE SERVICES
CONDITIONAL USE PERMIT CUP 95-0350-109 TO ALLOW
CONSTRUCTION OF A 48 FOOT TALL FLAGPOLE
TELECOMMUNICATION FACILITY.**

Dan Joyce presented Report to the Planning Commission No. P-97-144.

Testimony in favor by:

Susan Gregg, Pac Bell Mobile. Stated that she felt staff had done a very thorough job on this project. Owner does have existing pole on this property and is willing to move the location and extend the pole to accommodate this antennae for coverage. Advised that the Community was in favor as well, and requested approval.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY NEGATIVE DECLARATION AND APPROVE CUP NO. 95-0350-109. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn abstaining.

ITEM-10: **INITIATION OF AN AMENDMENT TO THE RANCHO PENASQUITOS COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN-HALL MARK COMMUNITIES.**

Bob Korch presented Report to the Planning Commission No. P-97-145.

Testimony in favor by:

Robert Laing, representing the applicant Hallmark Communities. Is in agreement with everything the City has said in their report. Understands that this is an initiation and not an approval or denial of the project at this time. Explained that the planning group has unanimously endorsed his proposal to change the use from commercial to residential.

Jorge Palacios, J. P. Engineering. Reiterated Mr. Laing's sentiments regarding this project and stated that he lives near this property and is happy to see it being developed.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Quinn. Passed by a 7-0 vote.

ITEM-11: **BRIGHTON GARDENS OF DEL MAR - CONDITIONAL USE PERMIT/ CARMEL VALLEY PLANNED DISTRICT PERMIT 96-7232.**

Michelle Sokolowki presented Report to the Planning Commission No. P-97-137.

Testimony in favor by:

Wayne Sant, representing Marriott Senior Living Services. Over the last several months he's worked with staff and with the neighborhood planning group; had two open house functions to review the project and the project has evolved as it is proposed today. Carmel Valley Planning Board unanimously approved the project.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO CERTIFY MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION, MONITORING AND REPORT PROGRAM; APPROVE CUP/PD PERMIT NO. 96-7232 WITH A REVISION TO CONDITION NO. 14 TO STATE THAT A MAXIMUM OF FOUR OFF-STREET PARKING SPACES SHALL BE AVAILABLE TO THE RESIDENTS..."; THE REMAINING 86 PARKING SPACES SHALL BE USED FOR THE BENEFIT OF VISITORS AND EMPLOYEES; AND CONDITION 37 WILL BE REVISED TO CHANGE THE WORDS, "MAY INCLUDE GRILLWORK" TO "SHALL INCLUDE GRILLWORK" TO BE CONSISTENT WITH CONDITION NO. 39. Second by Quinn. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining.

ITEM-12: **MARVIN CARPENTER STORAGE, SAN YSIDRO DEVELOPMENT PERMIT (SYD) PERMIT NO. 95-0684 - RECISION OF PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 37.**

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO OCTOBER 23, 1997 DUE TO A NOTICING CONFLICT. Second by Quinn. Passed by a 6-0 vote with Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 1:50 p.m.