

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 25, 1997  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Commissioner White at 9:07 a.m. Chairperson Steele adjourned the meeting at 2:45 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-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-present

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

Gary Ruyle, American Society of Landscape Architects inquired as to the process and implementation of the Street Design Manual. Staff was directed to docket a workshop with Community Planning and Development Services to review the Street Design Manual and other ordinances and policies, including the City's General Plan policies and provide the Commission with a matrix and a fair objective evaluation to advise if there are conflicts. Staff to docket a workshop within the next two months.

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

Staff requested that Item No. 6, V.R. Dennis be continued at the request of the Navajo Community Planning Group.

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

Gary Halbert provided the organizational chart for the Development Services Department. It will be distributed in the Commission's packets for discussion at the next schedule meeting.

**ITEM-4: COMMISSION COMMENT.**

Chairperson Steele advised that he and Vice-Chairperson Anderson went before the LU&H Committee on Wednesday, September 24, 1997 during which time the Committee discussed a proposal for the General Plan's update work plan. They discussed Citizen's Participation Models as represented in the City Manager's report, and how the Planning Commission could be the forum for public participation and recommendations. A workshop has been docketed for October 9, 1997 for the first discussion on this matter.

Commissioner Skorepa requested that the Commission send a letter to LU&H thanking them for supporting the Planning Commission in its endeavor to serve the City. It was also stated that this is absolutely appalling that something of this magnitude would go to the LU&H Committee without first coming before the Planning Commission.

Commissioner Butler inquired about the letter received from the League of Women Voters that raised comprehensive issues on the considerations of a Community Plan Amendment. The City Attorney advised that this letter was referred to the City Attorney's Redevelopment Specialist. The City Attorney will report back to the Commission at the next scheduled meeting.

Chairperson Steele presented a resolution from the Planning Commission recognizing Mike Stepner's 26 years of exemplary service to the City of San Diego upon his retirement.

**ITEM-5: APPROVAL OF MINUTES OF SEPTEMBER 11, 1997.**

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE MINUTES OF SEPTEMBER 11, 1997. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-6: V.R. DENNIS - FIVE YEAR REVIEW.**

**COMMISSION ACTION:**

MOTION BY WATSON TO CONTINUE TO OCTOBER 30, 1997 AT THE REQUEST OF THE NAVAJO COMMUNITY PLANNING GROUP. Second by Butler. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Quinn not present.

MOTION BY WHITE TO RECONSIDER THE ACTION TAKEN ON THIS CONTINUANCE. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson abstaining and Commissioner Quinn not present.

Patrick Hooper, Development Services Department, presented the staff report on the status of this project. The Commission heard the report and since it was an informational only item no further action was taken.

**ITEM-7: GTE MOBILNET HOLLISTER - CONDITIONAL USE PERMIT NO. 91-0303-50 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF AN 80 FOOT TALL MONOPOLE.**

Terri Bumgardner presented Report to the Planning Commission No. P-97-152. Staff read an additional condition into the record that would require the monopole be painted battleship gray which would be added to condition No. 1a.

Testimony in favor by:

**Debbie Collins, Lettieri-McIntyre & Associates, representing GTE Mobilnet.** Reviewed the engineering needs of this facility and the efforts that went into it to meet those needs. Gave history of the search by GTE to find an ideal, compatible site for this facility.

No one to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE CONDITIONAL USE PERMIT NO. 91-0303-50. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn not present.

**ITEM-8: PROPOSED BARRIO LOGAN REDEVELOPMENT PROJECT EXPANSION STUDY AREA.**

Xavier Del Valle presented Report to the Planning Commission No. P-97-146.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE BARRIO LOGAN REDEVELOPMENT PROJECT EXPANSION STUDY AREA BOUNDARIES WITH THE CONDITION THAT NON-MILITARY PORT TIDELANDS FRONTAGE BE

ADDED TO THE SURVEY AREA. Second by Skorepa. Passed by a 5-0 vote with Commissioner Butler abstaining and Commissioner Quinn not present.

**ITEM-9: OTAY MESA DEVELOPMENT DISTRICT ORDINANCE AMENDMENT**

This item was inadvertently placed on this docket. It is scheduled to be heard on October 23, 1997.

**ITEM-10: INITIATION OF THE PROCESSING OF A SPECIFIC PLAN/PRECISE PLAN AND AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.**

Deborah Johnson, Tom Story and Nick Osler presented Report to the Planning Commission No. P-97-157.

Testimony in favor by:

**James Greco, T&B Planning, representing Neighborhood 8D Property Owners.** Answered questions raised by the Commission. Gave history of the properties represented and the process involved to develop their land. The properties are: J. L. Elder Company, Westbrook Communities, Western Pacific Housing and Loma Sorrento. He advised that these property owners wish to convey that they intend to expeditiously submit a revised Precise Plan for Neighborhood 8A under the auspices of the previously initiated and processed case that was continued indefinitely by the City Council in October of 1995. They expect staff to direct them as to what land use alternatives should be incorporated within the Plan and the revised EIR for any party who chose not to participate in the process.

**Jan Fuchs, Carmel Valley Community Planning Board.** Read from the Carmel Valley Community Plan the intent of the entire formation of Carmel Valley. The Board has taken several actions recently which call for this very action, and gave a review of what they have done. They support the initiation process.

**Lisa Ross, Carmel Valley Community Planning Board.** Those engaged in the planning process are very pleased, and thanked staff for their hard work. One of the complaints is that the community has been

left out of planning processes, and that is not the case in this instance. This is the most important biological piece of property in San Diego and it is a critical habitat. It is clear why people want to put homes up there, but it is also clear why people want to see it preserved.

**Ann Harvey, Carmel Valley Planning Board.** Many groups have objected to plan after plan for 8A. They have three goals: one is to preserve the mesa as a land form. Spoke to the large acres of chaparral of which 90% will be depleted. The City purchased the Mesa Top property and is also in the process of acquiring the small property owners. Whatever open space is conserved in 8A will have to be maintained in perpetuity. The public deserves something better than open space that's looking at the back ends of houses.

**Keris Kennedy, property owner.** Stated that she doesn't know if she's in favor or opposed because she doesn't understand what this means for the small owners and just found out about this last night. Asked staff to explain what the status of the one acre properties is and what this amendment would mean to them.

Testimony in opposition by:

**Ted Griswald, representing Torrey Pines Investment Group.** Spoke to staff two days ago about this Special Plan which raised several questions. They wish to go forward with their existing plan before they can make a decision to participate in this plan. Questioned the staff as follows: what is the community plan amendment that is being asked; what is the specific plan that's being initiated; whose plan is it; what's the cost, is there legal authority for the City to specifically plan property with owners proposing their own development; are the criteria of the community plan amendment in the muni code for community plan amendments, and are they actually met. Is it fair and necessary to all these property owners.

**Larry Lessie, small property owner.** Listening to comments being made and remembering the Council's directive to have all property owners involved and heard. He has not been called, or asked to participate in any way and he has made himself available. He hopes that someone will allow him to get involved.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE INITIATION OF THE PROCESSING OF A SPECIFIC PLAN/PRECISE PLAN AND AMENDMENT TO THE CARMEL VALLEY COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN WITH THE FOLLOWING REQUIREMENTS: THAT THE PLANNING PROCESS INCLUDE A FORMAL ADVISORY GROUP PARTICIPATION THROUGHOUT THE PLANNING PROCESS THAT SPECIFICALLY INCLUDES AN INVITATION TO ALL PROPERTY OWNERS WITHIN THE PLANNING AREA AND INTERESTED ENVIRONMENTAL AND COMMUNITY GROUPS; AND THAT THE PLANNING COMMISSION'S APPROVAL OF THIS INITIATION IN NO WAY INDICATES THAT NEITHER THE MANAGER, NOR THE PLANNING COMMISSION WILL APPROVE OR DENY SUCH AN AMENDMENT WHEN IT COMES FORWARD. Second by Watson. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining and Commissioner Quinn not present.

ITEM-11: **REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS - None.**

ITEM-12: **BLACKMAN-COUNTRYMAN TENTATIVE PARCEL MAP COASTAL DEVELOPMENT PERMIT NO. 96-7567 TO ALLOW FOR A THREE LOT TENTATIVE PARCEL MAP AND THE CONSTRUCTION OF TWO SINGLE FAMILY HOMES.**

Patrick Hooper presented Report to the Planning Commission No. P-97-154.

Testimony in favor by:

**Don Countryman, architect for the project.** Gave history of the project and the processes it has gone through from 1977 to present. Came up with a design solution which provided for a density which is approximately three times less than the underlying zone. They have looked into the biology, etc. on this site and there are no impacts on those issues. Their goal was to try to be as sensitive to the adjoining park views, and they have achieved that.

Testimony in opposition by:

**Sarah Dubin-Vaughn, representing herself.** Advised she is in opposition to the subdivision which allows construction of two homes as it puts a burden on the Torrey Pines State Reserve which abuts this property and, therefore it is not in compliance with the California Coastal Act of 1976.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE TENTATIVE PARCEL MAP/COASTAL DEVELOPMENT PERMIT 96-7567 WITH THE INCLUSION OF THE HYDROLOGY/EROSION PARAGRAPH ON PAGE 5 OF THE NEGATIVE DECLARATION IN THE PERMIT REGARDING DRAINAGE AND RUNOFF CONCERNS. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-13: **TONAWANDA TERRACE - TENTATIVE MAP 96-7316 TO ALLOW FOR THE CREATION OF 19 RESIDENTIAL LOTS.**

Patrick Hooper presented Report to the Planning Commission No. P-97-155.

Testimony in favor by:

**Guy Preuss Skyline/Paradise Hills Planning Committee.** Addressed five issues regarding this project from the committee: street widths; parkway and non-contiguous sidewalks; possible use of existing well for irrigation purposes; street tree plantings and consideration of basement construction.

**Thomas Wong, owner.** Spoke to the width of the street and that they have complied with the findings in the muni code. This house will have a basement and will be the only one in the area.

**Bill Perkins, representing himself.** Stated that they have had several meetings with the community planning committee and on all occasions the committee has been supportive of this project. They have worked with staff and worked through the guidelines required and feel they are in compliance.



Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE TENTATIVE MAP NO. 96-7316. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:45 p.m.