

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JANUARY 20, 2000  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:02 a.m. Chairperson Steele adjourned the meeting at 3:10 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-not present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-present  
Commissioner Geralda Stryker-present  
Commissioner Frisco White-present  
Betsy McCullough, Planning & Development Review-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Kelly Broughton, Planning & Development Review-not present  
Gary Halbert, Planning & Development Review-present  
Linda Lugano, Recorder-present

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

Reynaldo Pisano requested that the Planning Commission direct the City Manager to reestablish the position of City Architect.

ITEM-2: REQUESTS FOR CONTINUANCE.

None.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:

Items No. 9, 13, 14, 15, 16, 17, and 18 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Tina Christiansen introduced Hank Cunningham, the new Director of Economic Development and Community Services. Tina also introduced Todd Hooks, the new Redevelopment Deputy Director. Commissioner Skorepa requested that Chairperson Steele schedule a lunch with these new directors to discuss relevant planning issues.

Ms. Christiansen advised of items heard at LU&H Committee one of which is the Telecommunications Policy and the Committee requested staff to bring back some suggestions, specifically on the location of telecommunications devices in multi-family zones and on City properties in multi-family zones.

The second item is the proposed trans-border crossing adjacent to Rodriguez Field and a pedestrian terminal at the border. The third item is the reinstatement of the Technical Advisory Committee with regards to the process improvements and other issues surrounding affordable housing.

ITEM-5: COMMISSION COMMENT:

Commissioner Butler advised that the renovation for the Church moving into the Cinema 21 building in Mission Valley, which was approved recently by the Commission is coming along nicely.

ITEM-6: APPROVAL OF THE MINUTES OF DECEMBER 9, 1999 AND DECEMBER 16, 1999.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-7: PAGENET TOOLEY TOWER COMMUNICATION FACILITY  
CONDITIONAL USE PERMIT NO. 99-0397. TO ALLOW FOR THE  
PERMITTING AND CONTINUED USE OF A WIRELESS  
COMMUNICATION FACILITY LOCATED AT 6152 TOOLEY STREET.

Patrick Hooper reiterated Report to the Planning Commission No. P-99-207 and gave a brief status of the project since it was continued from the last hearing.

Testimony in favor by Frank Gifford, and Peter Yin, a representative from RCC Consultants, agents for Pagenet and BellSouth.

Testimony in opposition by Paul Berryman, Trudy Verdick, Don Howard, Reynaldo Pisano, Hazel Higgins.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION AND DENY THE PERMIT. Second by Butler. Passed by a 5-0 vote with Chairperson Anderson, and Commissioner Stryker not present.

ITEM-8: PACIFIC HIGHLANDS RANCH UNIT 1, VTM, PLANNED DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT LDR NO. 99-0547.

Mike Westlake reiterated Report to the Planning Commission No. P-99-215 and read corrections into the record.

Testimony in favor by Randi Coopersmith and Beth Fischer.

Testimony in opposition by Beatrice Beck.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION, WITHOUT THE GATED ENTRANCE. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele abstaining and Vice-Chairperson Anderson not present.

MOTION BY SKOREPA THAT THE PROJECT PROCEED WITHOUT ANY GATES. No second.

SUBSTITUTE MOTION BY BUTLER TO APPROVE THE PROJECT WITH THE GATED ENTRANCE, PER THE STAFF RECOMMENDATION. Second by Brown. Passed by a 4-1 vote with Commissioner Skorepa voting nay, Chairperson Steele abstaining and Vice-Chairperson Anderson not present.

ITEM-9: OTAY INDUSTRIAL PLAZA TENTATIVE MAP NO. 99-0876.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-211, AS WELL AS THE CONDITION READ INTO THE RECORD DATED JANUARY 14, 2000. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-10: APPEAL THE DECISION OF THE HEARING OFFICER FOR ARROYO SORRENTO ROAD IMPROVEMENTS - RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-1091. PROCESS 3 APPEAL.

Nick Osler presented Report to the Planning Commission No. P-00-004.

Testimony in favor of the project, opposed to the appeal by John Day, Allan Cooper, Jack Ingber.

Testimony in opposition to the project, in favor of the appeal by Bill Schwenker, Jill McCarty, Anne Harvey.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY THAT ADDENDUM TO MITIGATED NEGATIVE DECLARATION NO. 99-0180 HAS BEEN REVIEWED AND CONSIDERED AND ADOPT THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND DENY THE APPEAL AND UPHOLD THE DECISION OF THE HEARING OFFICER WITH THE ADDITIONAL CONDITIONS THAT THE TORREY PINES INVESTMENT GROUP WORK CLOSELY WITH THE NEIGHBORS TO DETERMINE WHAT TREES SHOULD BE REMOVED, AND THAT THE GRADING BE MINIMAL AND TAILORED TO THE NATURAL ENVIRONMENT. ALSO RECOMMEND TO THE CITY COUNCIL THAT THEY VACATE THE UNNECESSARY STREET RIGHT-OF-WAY AND GIVE THAT BACK TO THE PROPERTY OWNERS. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-11: APPEAL OF THE DECISION OF THE HEARING OFFICER - THE EADS PROJECT APPEAL OF COASTAL DEVELOPMENT PERMIT NO. 98-1085.

Sandra Teasley presented Report to the Planning Commission No. P-00-006.

Testimony in favor of the project, opposed to the appeal by Bill Metz, Matt DiNovia, George Champion.

Testimony in opposition to the project, in favor of the appeal by Constance Mullin, Nathan Dickinson, Elizabeth Dickinson, Karen Moranville.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO DENY THE APPEAL AND APPROVE CDP NO. 98-1085 AND CERTIFY NEGATIVE DECLARATION NO. 98-1085. Second by Brown. Passed by a 4-2 vote with Chairperson Steele and Commissioner White voting nay and Vice-Chairperson Anderson not present.

ITEM-12: SOLEDAD CREEK VILLAGE, REZONE, TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT/COASTAL DEVELOPMENT PERMIT NO. 98-0423.

John Fisher presented Report to the Planning Commission No. P-00-003.

Testimony in favor by Robert Thorburn, Joan Thorburn, Sydney Negrette, Cameron Thorburn, Jennifer Thorburn, David Negrette, Ann Gardner, Nancy Marinovich.

Testimony in opposition by Wendy McPetrie and Cyrus Morgan.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-003. Second by Butler. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-13: MILLENNIUM 3 TENTATIVE MAP NO. 99-0742.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-010. Second by Brown. Passed by a 5-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson not present.

ITEM-14: SOLEIL COURT TENTATIVE MAP 99-0741.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-009. Second by Skorepa. Passed by a 4-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-15: OTAY CORPORATE CENTER NORTH EXTENSION OF TIME TO VESTING TENTATIVE MAP AND RESOURCE PROTECTION PERMIT PROJECT NO. 99-0847.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-005. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele abstaining and Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-16: PHOENIX III TENTATIVE MAP 99-0921.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-007. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-17: TOWNE CENTRE DRIVE EXTENSION BORROW SITE. RESOURCE PROTECTION ORDINANCE PERMIT, HILLSIDE REVIEW PERMIT AND GRADING REVIEW PERMIT NO. 99-0575.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-017. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker not present.

ITEM-18: PORTO SIENA TENTATIVE MAP NO. 99-0992.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-016. Second by Skorepa. Passed by a 4-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson and Commissioner Stryker not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:10 p.m.