

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MARCH 12, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:00 a.m. Chairperson Steele adjourned the meeting at 3:04 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-not present  
Commissioner David Watson-present  
Commissioner Frisco White-present  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-present  
Gary Halbert, Deputy Director, DSD-present  
Rob Hawk, Deputy City Engineer, 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.**

None.

**ITEM-4: COMMISSION COMMENT.**

Commissioner Watson requested that City staff direct CCDC staff to schedule a workshop to cover the proposed plan and design of the East Village Ballpark. The Planning Commission would like to have input while the ballpark planning is still in the preliminary stages. This workshop should be held as soon as possible before final plans are made.

**ITEM-5: APPROVAL OF MINUTES OF FEBRUARY 12 1998 AND FEBRUARY 19, 1998.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF FEBRUARY 12, 1998. Second by Watson. Passed by a 4-0 with Vice-Chairperson Anderson abstaining as he was not present at that meeting, and Commissioners Quinn and Skorepa not present.

MOTION BY WHITE TO APPROVE THE MINUTES OF FEBRUARY 19, 1998 WITH A REVISION TO COMMISSION ACTION ON PAGE 4, ITEM 6 TO INCLUDE THE SECOND TO THE MOTION. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-6: **THE LODGE AT TORREY PINES.**

Mike Westlake presented Report to the Planning Commission No. P-98-039.

Testimony in favor by:

**Bill Evans, applicant.** Discussed the project in detail and advised the history of his family's purchasing the property and the plans to make extensive improvements. Explained that the demolition will maximize the setting of the Golf Course. Spoke to the ocean views, architecture and landscaping. Also spoke to the need of this project and how businesses are growing on the mesa. Business travelers will need to have additional rooms in this area, and that this is a perfect site. Spoke to the APZ and that these buildings traditionally are not occupied from 7am to 7pm, the same time the Marine Corps does their flight maneuvers. Feels the Marines did not complain about the other densely populated structures surrounding this site and they should not be concerned about the hotel.

Testimony in opposition by:

**Col. Dan Pender, U. S. Marine Corps.** Explained that the Marine Corps opposes this project based on the unacceptable impacts for health and safety. The proposed project is directly beneath the Seawolf departure corridor and is contained within an APZ II from Miramar operations. There will be no modifications to the APZ with the transition of Marine Corps aircraft to Miramar. Transient lodging is incompatible in APZ II based on the adopted Miramar Comprehensive Land Use Plan.

**Gene Konrad, Chair, University Community Planning Group.** Spoke to the CLUP, that being the main reason why the Planning Group has denied the project. They denied it because of the findings and they don't feel there should be a precedent set; if the City allows the hotel now, no telling what will be allowed in the future. There is great concern about the safety of the people in the community who work there and also visitors to the area.

**George Lattimer, University Community Planning Group.** Involved in the community since the early 1980's. Lodge at Torrey Pines has benefited greatly from the Evans Hotel ownership. The proposed addition

is architecturally well done - it's just the wrong expansion in the wrong place. Does not conform with the community plan. They already have six hotels in the community, and there are sites for two more within the community. There is no imbalance for supply and demand for hotel rooms within the community. It is incompatible with the APZ. When the Lodge was originally approved, there was no APZ. When the Sheraton was approved, the APZ found hotels to be marginally compatible, that's how the Sheraton was approved. In APZ II, hotels are found to be incompatible. Seawolf is the way it is because of UCSD. UCSD worked a deal with the Government and the City to get land to build their campus; then they went to the Navy and told them to amend their flight ops. They were told they could not come straight off the end of the runway anymore, so they put in an "S" hook to get around UCSD. Discussed the traffic impacts and this increase in density will only impact the area and make it less than desirable.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND DENY THE PROJECT. Second by Butler. Passed by 4-0 vote with Commissioners Quinn and Skorepa not present and Commissioner Watson abstaining.

**ITEM-7: KSWB TELEVISION STATION CONDITIONAL USE PERMIT NO. 96-7942.**

Jim Churchill presented Report to the Planning Commission No. P-98-045.

Testimony in favor by:

**John Weigand, KSWB Director of Engineering.** Advised that the station's lease is for fifteen years, and the CUP is only for ten years. Requested the Commission approve the CUP for fifteen years to match the lease.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION WITH THE REVISION TO THE TERM OF THE PERMIT FROM TEN TO FIFTEEN YEARS. Second by White. Passed by a 5-0 vote with Commissioners Skorepa and Quinn not present.

ITEM-8: **MARSTON POINT SUBDIVISION OF 1.20 ACRES INTO FOUR LOTS AND CONSTRUCTION OF 42 RESIDENTIAL UNITS (TM/MCD 96-7209).**

Georgia Sparkman presented Report to the Planning Commission No. P-98-048.

Testimony in favor by:

**Tom Carter, applicant.** Explained that Marston Point is directly across the street from Balboa Park, and that there was a lot of crime initially in that area but it has been cleaned up substantially over the years. Gave the history of surrounding area and the park. Marston Point will aid in the revitalization of that area by bringing new ownership into an urban area which has been upgraded and remodeled.

**Bruce Dammann, architect.** Spoke to the design of the project. Distributed letters of support from neighbors of Marston Point Place. Explained how it will increase the unique housing and the different designs of all types of homes that will be included in this project.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION. Second by Butler. Staff was directed to look into the letter submitted by Mr. Tom Carter outlining problems, concerns and suggestions regarding the approval system, and how these concerns may be addressed to alleviate the difficult time-consuming and expensive process. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

ITEM-9: **LA VALENCIA HOTEL. SUBSTANTIAL CONFORMANCE CHANGE. (PCD NO. 95-0206).**

Nick Osler presented Report to the Planning Commission No. P-96-041.

Testimony in favor by:

**Paul Robinson, representing La Valencia Hotel.** Explained that because this is substantial conformance, it is the same project that was approved in the past. Mr. Robinson read into the record that the applicant voluntarily accepts that this will be built in phases and that they will provide parking to the satisfaction of the City Manager.

**Karl Zobell, neighbor.** Advised he is in support of this project, and that this hotel is the "heart and soul" of La Jolla and the City. He knows the owners will provide adequate parking in this area to accommodate any needs of the area and hotel guests.

**Lincoln Foster, neighbor.** Owner of several businesses near the hotel. Feels this is an important project and is in total support of it. Feels it is important to increase tourism to the La Jolla area.

Testimony in opposition by:

**Martin Moser, La Jolla Town Council, and Bruce Minter, representing the community.** Both advised that in general they are in support of this project, however they are concerned about the number of parking spaces that will be required. They feel a two-phased project with the parking requirements to be satisfied later is not acceptable. Parking in La Jolla is an increasingly tragic problem due in part to accepting verbal promises for parking or unenforceable written agreements when issuing permits. They suggest a performance bond be put in place with a time limit to enforce the parking requirements or the bond be forfeited.

Public testimony was closed.

**COMMISSION ACTION:**

**MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION.** Second by Anderson. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

**ITEM-10: HILTON GARDEN INN, COMMUNITY PLAN AMENDMENT REZONE, PLANNED INDUSTRIAL DEVELOPMENT PERMIT AMENDMENT 96-7896.**

Deborah Johnson presented Report to the Planning Commission No. P-98-050.

Testimony in favor by:

**Christopher Neils, representing Chartwell.** Advised that they are comfortable with the suggested noticing issue offered by the City Attorney. Requested that it would be double-noticed in an effort to hold on to the City Council date already scheduled. Described the consistency with community plan and the area contained. The project is a proposed business oriented hotel, within an existing large planned industrial park to serve business travelers with an average projected stay of 2 to 3 days. The intent of this hotel is to be closer to the businesses in question where business people are coming to work. This should ease impact on traffic and the proposed project is a good example of a hotel which would be an attractive and ancillary amenity to the industrial park and to the surrounding industrial area. Discussed point 'd', page 2 of 8 regarding the number of signs.

No one present to speak in opposition.

Public testimony was not closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CONTINUE TO APRIL 2, 1998 OR APRIL 9, 1998 BASED ON THE FIRST OPPORTUNITY TO RENOTICE. Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

**ITEM-11: MID-CITY COMMUNITY PLAN UPDATE WORKSHOP.**

John Wilhoit presented Report to the Planning commission No. P-98-055.

Workshop held.

**ITEM-12: NORTHBAY REVITALIZATION PROGRAM WORKSHOP.**

Miriam Kirshner presented Report to the Planning Commission No. P-98-047.

Workshop held.

**ITEM-13: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS. None.**

**ITEM-14: APARTMENT VACANCY RATE DETERMINATION.**

**COMMISSION ACTION:**

Item trailed to March 19, 1998 for full quorum.

**ITEM-15: CAPITAL IMPROVEMENT PROGRAM PRESENTATION**

**COMMISSION ACTION:**

Item trailed to March 19, 1998 for full quorum.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:04 p.m.