

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 2, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:10 a.m. Chairperson Steele adjourned the meeting at 3:00 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present (afternoon only)  
Commissioner Patricia Butler-present (morning only)  
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

**SPECIAL ORDER OF BUSINESS:**

Commissioner Patricia A. Butler was reappointed to serve as a member of the City of San Diego's Planning Commission for a four year term ending January 28, 2002.

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

Daniel Fagan, homeless advocate, requested that the Planning Commission take a leadership role in working on a program that would help the homeless establish a location for a year-round shelter for the homeless. Chairperson Steele advised Mr. Fagan that within the General Plan update, a Committee has been earmarked to address these issues; that Committee is entitled "Neighborhood Quality".

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

None.

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

Gary Halbert advised that Development Services has recently filled a Deputy Director position in their Project Management Division with Kelley Broughton.

**ITEM-4: COMMISSION COMMENT.**

Chairperson Steele advised that LU&H will be meeting on April 8, 1998 to discuss issues of industrial land at a workshop.

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

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF MARCH 12, 1998 AND MARCH 19, 1998 WITH A CORRECTION TO SHOW THAT VICE-CHAIRPERSON ANDERSON VOTED NAY ON THE MOTION TO DENY THE INITIATION FOR NEIGHBORHOOD 10, ITEM 5 AND NOT COMMISSIONER WATSON. Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-6: **NORTH BAY REVITALIZATION PROGRAM - PROPOSED COMMUNITY PLAN AMENDMENTS, REZONINGS, AND ORDINANCE AMENDMENTS.**

Miriam Kirshner presented Report to the Planning Commission No. P-98-049.

Testimony in favor by:

**Mel Roop, San Diego City Schools.** Referred to his letter dated April 1, 1998 to James Davies of the Redevelopment Agency regarding the mitigation measures that will reduce the impact to a less than significant level on the schools for funding; current school district policy relative to the use of development fees; impact after mitigation if sufficient funding is obtained to construct the facilities necessary to house the forecast number of students, and cumulative, growth-inducing, and long-term effects, and the mention made to the military family housing planned for the former NTC site.

**Hugh Story, President Pt. Loma Association.** Their major thrust is beautification and quality of life in Pt. Loma. Feels they have two blighted areas in Roseville; first is Rosecrans Street with a collection of small businesses catering to the Navy, but now these are disappearing. The second area is Rosecrans from Nimitz south of Talbot, which are several vacant lots and abandoned stores. The community understands revitalization process and they are very involved and support this proposal.

**Dave Potter, Clairemont Mesa Community Planning Group.** Expressed support of the staff recommendation of the plan amendment in the West Clairemont Plaza Area.

Testimony in opposition by:

**Keith Webb, representing himself.** Not necessarily opposed to the proposal, just thinks it is premature. Concerned about the down zoning on Kurtz Street. Doesn't feel everyone has had adequate time to look over this, and that there was insufficient notification of this to the public.

**Rebecca Michael, representing Bill and Edythe Kenton,** owners of a number of parcels within the Midway Pacific Highway Corridor Community Plan. They are opposed to the proposed plan amendments that would

change their property's land use designations from light industrial to medium residential and visitor commercial. They are also opposed to the rezonings from MSI to RM-2-5 and CV-1-2.

**Walter Andersen, Andersen's Nursery.** Also feels this is premature designing of the channel in the proposal. The Navy has not given their approval for the housing nor parking levels and the Marines said no also.

**Cynthia Pollack, Harbor Investments Co.** Harbor Investments is the owner of properties on Gaines Street and fall under the zoning parameters of the plan. They are in opposition as they feel the change in zoning would render their commercial industrial warehouse properties unusable.

**David Fontilla, representing himself.** Business owner in the project area. He suggests that the question of non-conforming use be considered in conjunction with the powers of a redevelopment agency to ban non-conforming uses. He continues to be taken back by what he perceives to be a lack of support for, and hostility toward the measures today. No one is in favor of this. The business owners have a fear of this redevelopment process. Feels bay-to-bay is unrealistic and should not even be considered.

**Craig Clark, owner of C.W. Clark, Inc.** Advised he has entered into a joint venture with Mr. Bruce Burgener. The letter of intent to do this transaction was signed in 1994. No sooner that they received a loan commitment, they learned of the proposed community planned amendment and the creation of the North Bay Redevelopment project. They have done all they possibly could to develop the West Clairemont Plaza as soon as possible. They don't need a redevelopment district for this property but if it is at the cost of an overlay zone they would rather just leave it out.

**Jeff Rogers, Development Planners.** With regards to the recommendations, the design and planning guidelines within the community plan, they are substantially comfortable with the proposal. Offered one clarification and revision concerning width of sidewalks along Clairemont Drive and the desirability of a direct road connection between Morena Boulevard to Clairemont Drive.

Public testimony was closed on Item 6A.

**ITEM-6B: NORTH BAY REDEVELOPMENT PROJECT.**

Jim Davies presented Report to the Planning Commission No. P-98-062.

Testimony in favor by:

**Stan Miller, representing North Bay Redevelopment PAC.** Discussed all the time the PAC has put into coming up with the final decision they have reached on this redevelopment. Gave a brief review of the process and the meetings they had with actions taken at those meetings. Commended the committee for its effort. Spoke to the Midway area with or without redevelopment and is it able to continue to grow.

**Joe Mannino, President Midway Merchants Association.** Relayed the general consensus of their group which is support of the plan. Believe this is a visionary plan; however they would like to be involved in the redevelopment process.

**Diana Alexander, Peninsula Chamber of Commerce.** Very supportive of this redevelopment issue. Considered moving out of this area because of the blighted area, but has since changed her mind. The City must consider the closure of NTC with this redevelopment and how those businesses can be replaced.

**Robert O'Sullivan, representing Clairemont Bay Park, Chamber.** Very excited about the opportunities for their part on the northern "arm". Relayed that had this redevelopment district been approved two years ago it would not have been soon enough.

**Diane Reichardt, representing herself.** This is a quality of life issue. This is a blighted area; it is not pretty; she is one hundred percent for revitalization and feels it needs to be done now. Opposed to blanket zoning. Urged the Commission to get the redevelopment going as soon as possible with a moratorium on zoning for industrial sites.

**Greg Finley, Finley's House of Carpets, representing Morena Shopping Quarter.** Business owners in this district are very supportive of improving and changing and tying the Morena area to Mission Bay Park.

**Richard Breganta, Ad Hoc Point Loma Village Committee.** Feels it offers a great deal of potential for the quality of life in this area, and especially with the Bay-to-Bay concept.

Testimony in opposition by:

**Keith Webb, representing himself.** Spoke to eminent domain and rezoning issues especially north of Washington Street and north and south of Kurtz Street.

**Lyle Butler, representing himself.** Reaffirmed his feeling on the property north of Kurtz Street. Does not think rezoning industrial property that is well positioned should be down zoned into residential property.

**Craig Clark, Burgener-Clark LLC.** Stated the main reason this property was included in the redevelopment district is because it is the entrance to this entire section of residential and commercial and this portion of Clairemont Linda Vista. The only reason the property is in the condition it is because of a lease that was entered into with Safeway.

**Jeff Rogers, representing C.W. Clark.** Stated they do see virtues to the redevelopment and participation, and there will be community involvement in the character and development of the center. This project can be a lead project within this redevelopment area.

Public testimony was closed on Item 6B.

**COMMISSION ACTION:**

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION ON THE NORTH BAY COMMUNITY PLAN AMENDMENTS WITH ALTERNATIVE NO. 2 FOR THE LAND USE DESIGNATIONS AND ZONING NORTH OF KURTZ STREET, WITH THE ADDITION OF LANGUAGE THAT GIVES CONSIDERATION TO THE LINDBERG FIELD MASTER PLAN; AND RECOMMEND APPROVAL OF THE REDEVELOPMENT PLAN. Second by White. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-7: **SEACLIFF'S NEW HOUSE - COASTAL DEVELOPMENT PERMIT, SENSITIVE COASTAL RESOURCE PERMIT, VARIANCE NO. 96-7660.**

Bob Manis presented Report to the Planning Commission No. P-98-058.

Testimony in favor by:

**Robert Thiele, Agent to owner.** Thanked staff for their efforts. Spoke to encroachments that move out beyond the property line. They would be willing to sign an encroachment removal agreement if there's future plans to develop the Coast Walk area. The project has been a difficult one to sit within the confines of the Torrey pines trees and the gardens. This is a single family dwelling, two bedrooms and two baths.

**James Allen, applicant.** Here to answer questions. This is a costly art project to him and wanted to make sure it was developed in an appropriate way.

**Joanne Pearson, representing herself.** Thanked the applicant and the architect for doing this right. They invited the public and members in early for discussion and input. Because she is aware that this project will be phased, she is hopeful that this project will not create precedence for this undetermined future redevelopment project.

Testimony in opposition:

**Darlee Crockett, neighbor, and adjacent property owner.** Is concerned that based on the plans she has seen that this house is going to be used for something other than a single family dwelling. Perhaps a conference center which would have an impact on vehicle and foot traffic.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION AND CERTIFY THE MITIGATION, MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT AND APPROVE CDP, SCR AND VARIANCE NO. 96-7660. Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-8: **MESA VERDE ESTATES; VESTING TENTATIVE MAP/PLANNED RESIDENTIAL DEVELOPMENT/COASTAL DEVELOPMENT PERMIT/HILLSIDE REVIEW OVERLAY/RESOURCE PROTECTION ORDINANCE AND STREET VACATION, NO. 96-0625.**

Georgia Sparkman presented Report to the Planing Commission No. P-98-059 and read additional/revised permit and VTM conditions, and revised environmental mitigation requirements into the record.

Testimony in favor by:

**Remington Jackson, Del Mar Mesa Community Planning.** Discussed a large photo board illustrating the property in question and development. Property owners live on the west side of the lane and they are concerned with the eucalyptus trees and why they did what they did to work around these trees. Discussed the Street A and B and the rationale for putting the roads where they are and the widths associated with them.

**Jan Hudson, Del Mar Mesa Community Planning Board.** Referred to her letter dated February 12, 1998 in which she discusses the final plans for grading, street improvements and associated landscape plans; Street A with a 26 foot travelway ; concerns to keep the rural character while accommodating clustered development and the preservation of open space.

**Randi Coopersmith, Latitude 33.** Explained that this project incorporates high quality design, including varied garage orientations, saving of existing trees along Street A, sensitive grading and landscaped islands at the entrance to the private streets. Additionally, the project makes a substantial contribution to the regional open space system.

Testimony in opposition by:

**Peter Deering, property owner.** Feels that his property is being proposed to be used for Streets A and B, while he derives the least benefit . An equitable and fair solution to the placement of Street A would be for all property owners to evenly share the burden. Native Torrey pines in his front yard would be killed if this proposal is adopted. Offered an equitable solution.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE ADOPTION OF ENVIRONMENTAL FINDINGS AND APPROVAL OF VTM, PRD, CDP, HR, RPO AND STREET VACATION



NO. 96-0625 WITH THE CAVEAT THAT PRIOR TO GOING BEFORE CITY COUNCIL THAT STAFF HAVE ARCHITECTURAL CHARACTER CONCEPT DRAWINGS FROM THE APPLICANT; AND DENY THE 33 FOOT HEIGHT LIMIT REQUEST. Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-9: **TENTATIVE SUBDIVISION MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, REZONE, PLANNED COMMERCIAL DEVELOPMENT PERMIT, RESCISSION NO. 96-7622 AND COMMUNITY PLAN AMENDMENT NO. 35-0411.**

Bob Korch presented Report to the Planning Commission No. P-98-057.

Testimony in favor by:

**Jorge Palacios, Hallmark Communities.** The City was concerned with circulation problems, originally, so they reduced the number of lots of 20. The Community Plan states that the development of the property requires a PRD permit. This is part of the original PRD that was established in 1989.

**Scott Sandstrom, Western Pacific Housing** speaking as a resident of Penasquitos. Spoke to the community input from a residents standpoint; they are excited to get rid of the commercial. Support the findings.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL TO APPROVE STAFF'S RECOMMENDATION. Second by Watson. Passed by a 4-0 vote with Vice-Chairperson Anderson, and Commissioners Quinn and Skorepa not present.

ITEM-10: **INITIATION OF AN AMENDMENT TO THE RANCHO BERNARDO COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN FOR VESTING TENTATIVE MAP, PRD, REZONE, HR, NO. 98-0197. (SADDLE CLUB ESTATES).**

**COMMISSION ACTION:**

CONSENT MOTION BY WATSON TO INITIATE THE PLAN AMENDMENT PROCESS. Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-11: **HILTON GARDEN INN COMMUNITY PLAN AMENDMENT.**

**COMMISSION ACTION:**

CONSENT MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION. Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-12: **VISTA LANE REZONE (RZ) AND TENTATIVE MAP 96-0480.**

**COMMISSION ACTION:**

CONSENT MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED REZONE AND TENTATIVE MAP. Second by Butler. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioners Quinn and Skorepa not present.

ITEM-13: **WORKSHOP - STREET DESIGN MANUAL**

Workshop held.

MOTION BY ANDERSON TO RECOMMEND TO THE LU&H COMMITTEE TO NOT APPROVE THE STREET DESIGN MANUAL AS CURRENTLY WRITTEN.

REDESIGN ALL THE PARKWAY AND RURAL ROAD OPTIONS TO BE CONSISTENT WITH THE CITY LANDSCAPE ORDINANCES AND POLICIES, TOD POLICIES, GENERAL PLAN POLICIES, AND ADA REQUIREMENTS, AND PROVIDE SOME NON-CONTIGUOUS PARKWAY OPTIONS WITH STREET TREES THAT WORK WITHIN 10-FOOT RIGHTS -OF-WAY AS WELL AS MEANDERING SIDEWALK OPTIONS.

RECOMMEND THAT THERE IS NO PREFERENCE GIVEN TO ANY PARTICULAR DESIGN; THE VARIOUS TYPES OF DESIGNS ARE PRESENTED AS OPTIONS AND THERE ARE NO PREFERRED OPTIONS FOR DIFFERENT STREETS. STATE THAT THE COMMUNITY PLAN BE REFERRED TO AS THE POLICY GUIDANCE REGARDING WHICH OPTION IS PREFERABLE.

SEE THAT THE MANUAL STATE CLEARLY AND DIRECTLY THAT THE COMMUNITY PLAN POLICIES AND TOD GUIDELINES SUPERSEDE THE STREET DESIGN MANUAL GUIDELINES WHERE THERE IS A CONFLICT.

ADD GUIDELINES FOR TRAFFIC CALMING MEASURES.

RECOMMEND THAT THIS MANUAL BE USED IN CONJUNCTION WITH THE LANDSCAPE GUIDELINES, AND THAT LANDSCAPE AND TOD INFORMATION BE INCLUDED IN THE STREET DESIGN MANUAL.

Second by Watson. Passed by a 4-0 vote with Commissioners Butler, Quinn and Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:00 p.m.