

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
APRIL 19, 2001  
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 9:10 a.m. Chairperson Steele adjourned the meeting at 2:25 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 Kathleen Garcia-present  
Commissioner Andrea Skorepa-present  
Commissioner Geralda Stryker-present  
Betsy McCullough, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-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.**

At the request of the applicant, Item No. 9, Salk Institute North Parking Lot Expansion was continued for additional time.

Joanne Pearson requested that Item No. 7, Warren Development be continued again due to noticing errors for the type of permit. No motion was made to continue this item.

At the request of the applicant's legal counsel, Item No. 10, Bragg Crane Relocation Project was continued to clarify use within the underlying zone.

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

Item No. 13, Planned District Ordinance Update Phase I was placed on consent.

**ITEM-4: DIRECTOR'S REPORT:**

Betsy McCullough reported that a Strategic Framework community meeting was held in the north city area attended by the Mayor and Council Member Scott Peters. The concept of City of Villages was discussed and successfully received. A meeting was also held in Tierrasanta during the week.

Marcela Escobar-Eck advised of Council's actions at their recent hearing on the Appeal of the Planning Commission's decision on the Chevron Gas Station in Sorrento Hills, and Fanuel Street Re-zone Amendment.

Tim Daly of Development Services advised of the meeting schedule and permit submittals regarding De Anza Harbor Resort and Golf Course Development which is an amendment to the Mission Bay Park Master Plan Update and Local Coastal Program.

**ITEM-5: COMMISSION COMMENT:**

Commissioner Skorepa advised that Casa Familiar received two national awards, one being the Progressive Architectural award for a proposed project in the San Ysidro redevelopment community which spoke to density and the City of Villages concept.

Commissioner Stryker spoke to the City Council hearing regarding the Gray Residence and the appeal of the Planning Commission's decision and how the Planning Commission's concerns are conveyed to the Council. Staff assured the Commission that these recommendations and concerns will be presented in the manager's report, or on the 'A' page which is reflected on the Council docket.

**ITEM-6: APPROVAL OF THE MINUTES OF APRIL 5, 2001.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THESE MINUTES. Second by Brown. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

**ITEM-7: WARREN DEVELOPMENT TM/SDP/CDP NO. 40-0242.**

John Fisher presented Report to the Planning Commission No. P-01-071, and read additional map conditions into the record regarding the sewer main.

Testimony in favor by Mark Lyon and Scott Moomjian.

Testimony in opposition by Robert Collins, Pat Dahlberg, James Miller, Richard Pearson, and Gunter Zittel.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 40-0242, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE TENTATIVE MAP, SITE DEVELOPMENT/COASTAL DEVELOPMENT PERMIT NO. 40-0242, AS WELL AS APPROVING THE ADDITIONAL CONDITIONS READ INTO THE RECORD BY STAFF, ALONG WITH THE FOLLOWING ADDITIONAL CONDITIONS: THE DESIGN AND MATERIALS PROVIDE

THE SAME LEVEL OF DETAIL ON THE SOUTH AND EAST ELEVATIONS COMPARABLE WITH THE TREATMENTS ON THE NORTH AND WEST STREET SCAPES. THE ATTENTION TO THE DETAIL AND THE DIVERSITY OF ELEVATIONS ON THAT SOUTH AND EAST BE GIVEN THE SAME LEVEL OF TREATMENT AS WEST AND NORTH, RECOGNIZING THAT THEY ARE NOT ON THE STREET, WITH THE SPECIFIC REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT; INCLUSION OF THE ENCROACHMENT REMOVAL PERMIT; RECOMMEND THAT THE APPLICANT MAKE THE HISTORICAL REPORT AND PHOTOGRAPHS OF ALL FOUR STRUCTURES AVAILABLE TO THE LA JOLLA HISTORIC SOCIETY. Second by Garcia. Passed by a 5-0 vote with Chairperson Steele recusing and Vice-Chairperson Anderson not present.

**ITEM-8: APPEAL OF CITY STAFF'S DECISION TO APPROVE THE PARABIA RESIDENCE, COASTAL DEVELOPMENT PERMIT NO. 40-0566.**

**COMMISSION ACTION:**

APPEAL WAS WITHDRAWN. MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Skorepa. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

**ITEM-9: APPEAL OF HEARING OFFICER'S DECISION TO APPROVE THE SALK INSTITUTE NORTH PARKING LOT EXPANSION, SITE DEVELOPMENT/COASTAL DEVELOPMENT/CONDITIONAL USE PERMIT NO. 40-0595.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE TO MAY 17, 2001 AT THE REQUEST OF THE APPLICANT. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-10: **BRAGG CRANE RELOCATION RE-ZONE, MISSION VALLEY PLANNED DISTRICT PERMIT, AND VARIANCE NO. 99-0852, LOCATED ON THE NORTH SIDE OF CAMINO DEL RIO NORTH, IMMEDIATELY UNDERNEATH INTERSTATE 805.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE TO MAY 17, 2001 AT THE REQUEST OF THE APPLICANT. Second by Skorepa. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-11: **INITIATION OF AN AMENDMENT TO THE MISSION VALLEY HEIGHTS SPECIFIC PLAN AND, IF APPLICABLE TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MISSION VALLEY COMMUNITY PLAN TO ALLOW OFFICE USE ON A 2.2 ACRE LOT CURRENTLY DESIGNATED FOR RESTAURANT USE.**

John Wilhoit presented Report to the Planning Commission No. P-01-078.

No one present to speak on this matter.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-12: **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM TO RECONFIGURE DEVELOPMENT AND OPEN SPACE AREAS ON PORTIONS OF LOPEZ RIDGE WHERE TWO RESIDENTIAL PROJECTS ARE PROPOSED (SUNSET POINTE AND PIPEFITTERS).**

Bill Levin presented Report to the Planning Commission No. P-01-077.

Testimony in favor by Steve Silverman, Ted Brengel and Carlene Baskevitch.

Testimony in opposition by Joanne Pearson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by Stryker. Passed by a 5-0 vote with Vice-Chairperson Anderson not present, and Commissioner Brown recusing.

**ITEM-13: PLANNED DISTRICT ORDINANCE UPDATE PHASE I.**

**COMMISSION ACTION:**

CONSENT MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-076. Second by Brown. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

**ITEM-14: WORKSHOP - ALCOHOLIC BEVERAGE OUTLETS CONDITIONAL USE PERMITS.**

Bill Mackey presented Report to the Planning Commission No. P-01-050.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:25 p.m.