

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MAY 11, 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 9:00 a.m. Commissioner White adjourned the meeting at 4:05 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-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:

None.

ITEM-2: REQUESTS FOR CONTINUANCE.

Staff requested that Item No. 7, Initiation - Community Plan Amendment - Pacific Beach, be continued at the request of the applicant.

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

Items No. 8, Stonecrest Specific Plan Amendment, and Item No. 12, Altadena Tentative Map were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough brought forth a revision to the Commission's reconsideration Policy. After considerable discussion, it was requested that this be brought back with the reinstatement of Process 4, which had been deleted.

**COMMISSION ACTION:**

MOTION BY BUTLER THAT THE COMMISSION ADOPT A RECONSIDERATION POLICY AS OUTLINED IN STAFF'S LETTER CONVEYED WITH GAIL GOLDBERG'S MAY 4, 2000 MEMO; HOWEVER, MAINTAINING THE COMMISSION'S ABILITY TO RECONSIDER PROCESS 4 DECISIONS. Second by White. Passed by a 7-0 vote.

Ms. McCullough also discussed the Urban Design Manual report provided to the Land Use & Housing Committee on April 12, 2000. This Committee has given staff direction to proceed on a work program which would put together all the guidelines adopted within the City.

Gary Halbert distributed a Project Review time line for the Mission Hills commons project in answer to the applicant's statement regarding the length of time to get to the approval process. Mr. Halbert advised that his staff will be providing a time line for each project brought forward.

ITEM-5: COMMISSION COMMENT:

Vice-Chairperson Anderson inquired as to the Historic Preservation and Landmark Status for buildings in San Diego. Staff to report back.

ITEM-6: APPROVAL OF MINUTES OF APRIL 20, 2000.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF APRIL 20, 2000 WITH THE CORRECTION TO THE MOTION MADE ON ITEM NO. 9, VISTA DEL MAR TO REFLECT THAT THE MOTION WAS MADE BY WHITE AND SECONDED BY SKOREPA. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Stryker abstaining as they were not present at this meeting.

ITEM-7: INITIATION OF A COMMUNITY PLAN AMENDMENT TO PACIFIC BEACH COMMUNITY PLAN.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE TO MAY 18, 2000 AT THE REQUEST OF THE APPLICANT. Second by Skorepa. Passed by a 7-0 vote.

ITEM-8: STONECREST SPECIFIC PLAN AMENDMENT, PROJECT NO. 99-0567.

**COMMISSION ACTION:**

CONSENT 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-00-089.  
Second by Butler. Passed by a 7-0 vote.

ITEM-9: RAY AND JOAN KROC COMMUNITY CENTER. PLANNED  
COMMERCIAL DEVELOPMENT PERMIT/RESOURCE PROTECTION  
ORDINANCE PERMIT NO. 99-0887.

Linda Marabian presented Report to the Planning Commission No. P-00-082.

Testimony in favor by Doug Austin and Vincent Ciruzzi.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND  
CERTIFY THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE  
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
PROJECT IN ACCORDANCE WITH STATE CEQA GUIDELINE; AND  
APPROVE PCD AND RPO NO. 99-0887 SUBJECT TO THE CONDITIONS  
OF THE DRAFT CONDITIONS IN THE PERMIT, AND WITH THE  
REVISION TO CONDITION NO. 13 THAT ANY OUTDOOR ACTIVITIES  
HELD MUST BE CONSISTENT WITH THE CITYWIDE NOISE  
ORDINANCE. Second by Stryker. Passed by a 5-0 vote with Vice-Chairperson  
Anderson and Commissioner Butler abstaining.

ITEM-10: INITIATION OF AN AMENDMENT TO THE SAN DIEGO SPECTRUM  
DEVELOPMENT AGREEMENT.

Farah Mazhari presented Report to the Planning Commission No. P-00-091.

Speakers present did not speak.

**COMMISSION ACTION:**

MOTION BY STRYKER TO RECOMMENDATION TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION TO APPROVE THE INITIATION WITH THE CONDITION THAT STAFF ENSURE THAT THE DEVELOPMENT AGREEMENT IS COMPATIBLE WITH THE COMMUNITY PLAN AMENDMENT. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not present and Commissioner Butler abstaining.

ITEM-11: SCRIPPS GATEWAY TOWNHOMES. TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 99-0817.

John Fisher presented Report to the Planning Commission No. P-00-051.

Testimony in favor by Ryan Green and John Nabors.

Testimony in opposition by Bob Dingeman.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY THE ADDENDUM TO EIR 92-0466 AND APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE THE TENTATIVE MAP AND PRD NO. 99-0817. Staff was directed to schedule a workshop to discuss "creative" traffic solutions, i.e., moving people to transit centers, impact fees being applied not only to roads, but to transit, etc. Second by Skorepa. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-12: 3280 ALTADENA AVENUE TENTATIVE MAP.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-092. Second by Butler. Passed by a 7-0 vote.

ITEM-13: POTTER TRACT. TENTATIVE MAP/SOUTHEAST SAN DIEGO DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT 96-7729.

John Fisher presented Report to the Planning Commission No. P-00-080. Tina Willis, SEDC presented their alternative language for Conditions No. 12 and 20.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY THAT THE EIR NO. 96-7729 HAS BEEN REVIEWED AND CONSIDERED; APPROVE THE MITIGATION MONITORING AND REPORTING PROGRAM, AND; APPROVE THE TM, SOUTHEAST SAN DIEGO DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7729, WITH REVISIONS TO THE FOLLOWING CONDITIONS:

CONDITION NO. 12, ATTACHMENT 5 WILL BE WAIVED SO THAT THERE IS NO RESPONSIBILITY FOR THE EXISTING, REAR PORTION OF THE UTILITIES; AND, SEDC WILL NOT OBJECT TO BEING A PART OF AN ASSESSMENT DISTRICT AT A FUTURE DATE IF THERE IS A CONSENSUS TO UNDERGROUND THAT PARTICULAR UTILITY.

CONDITION NO. 20, ATTACHMENT 5. THE CITY WOULD BE COMFORTABLE WITH A PAYMENT AT THE TIME THAT THE IMPROVEMENTS ARE READY TO GO FORWARD IF THE CITY HAS SECURITY FOR THAT - THEREFORE LANGUAGE WILL READ, "A PERFORMANCE BOND WILL BE ISSUED FOR FIVE YEARS, AND IF THE CITY HAS NOT MOVED FORWARD WITH THE CAPITAL PROJECT AT THAT POINT, THE CITY AND SEDC WILL ENTER INTO AN MEMORANDUM OF UNDERSTANDING".

Second by Skorepa. Passed by a 5-0 with Vice-Chairperson Anderson not present and Commissioner Butler abstaining.

ITEM-14: EMPLOYMENT LANDS WORKSHOP, PART III.

Anna McPherson presented Report to the Planning Commission No. P-00-088.

Workshop held.

ITEM-15: WORKSHOP ON SCRIPPS RANCH BUSINESS PARK.

Miriam Kirshner presented Report to the Planning Commission No. P-00-085.

Testimony in favor by Paul Robinson, Henry Wong, Bill Mabry, Rick Sparks and Alan Nevin.

Testimony in opposition by Bargara Measelle, Gary Pryor, and Shannon Davis.

Workshop held.

The Planning Commission meeting was adjourned by Commissioner White at 4:05 p.m.