

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JUNE 3, 1999  
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 1:30 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Mark Steele-present  
Vice-Chairperson William Anderson-present  
Commissioner Patricia Butler-present  
Commissioner Andrea Skorepa-not present  
Commissioner Geralda Stryker-present  
Commissioner Frisco White-present  
Vacant seat  
Betsy McCullough, Community Planning & Development Manager-present  
Rick Duvernay, Deputy City Attorney-present  
Gary Halbert, Deputy Director, Development Review-present  
Kelly Broughton, Deputy Director, Development Review-not 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 AGENDA ITEMS.

Item No. 9, Initiation - Community Plan Amendment for the New Century Zoo was trailed to June 17, 1999 for a full Commission.

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

Items No. 7 and 13 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Gail Goldberg, City Planner advised of the following:

- At NR&C meeting, the Committee directed the Manager to schedule a workshop with the Commission to discuss the issue of Canyon/Sewer access roads. Staff was asked to formulate specific recommendations on a number of issues, i.e., recommendations on alternative equipment and repair technology that could minimize the need to construct these roads or to minimize their size and number; separate the issue of road repair from regular maintenance of pipe lines, etc.
- LU&H Committee heard the GAPS report. Staff was directed to look, in more detail at the system of roads that impact Interstate 5 and Interstate 15. Staff to advise the Commission.
- The Council approved the Sav-On project in Carmel Mt. Ranch last week. They went with the Commission's recommendation with one minor revisions and that was the down grading of the adjacent road classification.

- Next week will start the first phase of the General Plan public outreach meetings. The first wave will discuss the SANDAG's numbers so the public will understand the population projections.

Tina Christiansen reported that the Rules Committee acted on an item relative to gasoline pricing. At this Committee meeting Mayor Golding introduced a joint resolution which asked the Manager to come back and return to the Council with a recommendation on how the City may encourage the construction of new retail gas stations in order to increase competition. Tina introduced Lorenzo Green who will be working with Tina on this project.

**ITEM-5: COMMISSION COMMENT**

Commissioner Butler advised that she and former Commissioner David Watson on occasion work together on land use project. Their client in Northern Los Angeles county asked them to review a current draft use plan that the LA County Planning Commission is considering. It is referred to as the North Area Plan for the Santa Monica Mountains area. This plan is remarkably similar to the City of San Diego's Framework Plan for the FUA. In reviewing this plan both Commissioner Butler and Mr. Watson observed that this plan lacked an implementation element and San Diego's plan was far ahead of our neighboring jurisdictions.

Mr. Watson gave credit to staff for the implementation of subarea plans and the fine work they have done in the FUA and that they are a decade ahead of what is being done in LA County. In particular, Anna McPherson and Miriam Kirshner were given accolades for their good work.

**ITEM-6: APPROVAL OF MINUTES OF MAY 20, 1999.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF MAY 20, 1999 WITH THE FOLLOWING MODIFICATION TO THE MOTION ON THE EL PASEO GRANDE CONDOS REGARDING THE NOISE WALL. THE APPLICANT TO PROVIDE A STEPPED WALL\* TO TRANSITION FROM THREE TO SIX FEET. Second by White. Passed by a 4-0 vote with Vice-Chairperson Anderson abstaining and Commissioner Skorepa not present.

*\* Adjacent to the driveway.  
Rev. 6/17 - JF.*

ITEM-7: COX COMMUNICATION OTAY MESA WEST - CONDITIONAL USE PERMIT NO. 95-0351-71 TO ALLOW FOR THE CONSTRUCTION OF A FORTY FOOT WIRELESS COMMUNICATION FACILITY INSIDE A FAUX FLAG POLE.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-093. Second by Butler. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-8: SEA CLIFF TERRACES, COASTAL AND LA JOLLA SHORES DEVELOPMENT PERMIT - APPEAL OF HEARING OFFICER'S DECISION TO APPROVE - LOCATED AT 8529 EL PASEO GRANDE.

Bill Tripp presented Report to the Planning Commission No. P-99-090.

Testimony in favor of the appeal:

**Sherri Lightner, La Jolla Shores Association.** Advised that the Association feels the project approval violates the Municipal Code in that it is not in keeping with the Shores Precise Plan; it violates the Shores Design Manual, and disrupts architectural unity of the area.

Testimony in opposition to the appeal:

**David Lorimer, representing Sea Cliff Terraces LLC.** Discussed the site plan and gave a description of the entire house and architectural design elements.

**Jeff Elden, Manager Sea Cliff Terraces LLC.** Gave the background of the project, spoke of corrections to Ms. Lightner's table of calculated FAR's, exhibited photos of houses within the neighborhood and feels that the appellant is incorrect and inaccurate with her data.

**Howard Harris, Sea Cliff Terraces LLC.** Spoke specifically to the FAR issue and that the appellant has miscalculated the FAR.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by White. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-9: INITIATION - COMMUNITY PLAN AMENDMENT - NEW CENTURY ZOO.

This item was trailed to June 17, 1999 for a full Commission.

ITEM-10: INITIATION OF AN AMENDMENT TO THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO MODIFY THE TEXT OF THE COMMUNITY PLAN TO IDENTIFY A BUSINESS HOTEL AS A PERMITTED SUPPORT USE WITHIN INDUSTRIALLY DESIGNED AREAS.

Cathy Winterrowd presented Report to the Planning Commission No. P-99-085.

No testimony was given.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE INITIATION WITH THE COMMENT TO STAFF TO SHOW THE OTHER BUSINESSES IN THAT INDUSTRIAL CORRIDOR OF I-15 THAT ALSO ALLOW BUSINESS SERVING HOTELS, AND SHOW AN ANALYSIS OF THE MARKET NEED FOR THIS HOTEL IN THIS LOCATION VERSUS THE ALTERNATIVE EXISTING INDUSTRIAL USE; AND, INCLUDE A MORE EXPANDED ANALYSIS OF THE ISSUE OF SUPPORTIVE LAND USES IN THE CITY'S INDUSTRIAL AREAS AND THE EFFECTS. Second by Anderson. Passed by a 4-0 vote with Chairperson Steele abstaining and Commissioner Skorepa not present.

ITEM-11: GEORGIA STREET ROW HOMES. SUBDIVISION OF 17,500 SQUARE FOOT PARCEL INTO TWO LOTS AND CONSTRUCTION OF EIGHT RESIDENTIAL UNITS AND AN OFF SITE PARKING LOT FOR AN ADJACENT SENIOR HOUSING PROJECT.

Bob Gentles presented Report to the Planning Commission No. P-99-091.

Testimony in favor by:

**Bruce Damon, architect.** Gave the history of the sale of the property and the senior housing project parking situation. The senior project was looking for some additional parking. They designed a project that brings home ownership into the community and provides the parking for the senior citizens towers. Also briefly discussed the FAR and total deviations.

**Tom Carter, Carter Reese.** Advised that the PDO issue is something they are trying to deal with. Gave an example of a building that went through because it met all of the requirements of the PDO but it is not an asset to the community. Requested the Commission to look at the way that PDO works.

**Reese Jarrett, Carter Reese.** Explained that the PDO process has become an impediment to development and requested that staff consider revising this policy.

**Evelyn Warner, Greater North Park Planning Committee.** Feels that the applicant really worked diligently with the community and they coordinated this project and appreciate the initiative shown on the project. They are aware that we need to do some work with this PDO and are trying to encourage densification at transit nodes along the major streets.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION WITH TWO ADDITIONAL CONDITIONS: 1) ADD TURF BLOCK OR OTHER ENHANCED LANDSCAPING FROM THE BACK OF THE SIDEWALK TO THE BASE OF THE GARAGE, AND 2) ALLOW THIS APPLICANT TO PULL THEIR BUILDING PERMIT BEFORE THE

*Landscape enhanced paving  
Rev. 6/17. JF*

RECORDATION OF THE FINAL MAP. Second by Anderson. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-12: MCKINLEY TENTATIVE PARCEL MAP NO. 98-1183.

Juan Baligad presented Report to the Planning Commission No. P-99-094.

Testimony in favor by:

**Bill Snipes, representing Steve McKinley.** Presented a map taken from the City's zoning base map which illustrated different street frontages throughout the community. Discussed the street frontage of the homes in the area along with the zoning. Feels there is a balanced size of lots throughout the radius illustrated. This project is an infill project and will utilize all facilities without causing impact to those facilities.

Testimony in opposition by:

**Brian Katz, representing neighborhood residents.** Showed photos of the rest of the homes in the neighborhood and feels that this lot split would create a negative visual impact on their neighborhood. Discussed the minutes from the Navajo Community Planners meeting which states that this lot has similar frontage to neighboring lots, but twice the depth. The owner would like to split in a way that would result in two relatively skinny lots, when compared to the rest of the street. There are numerous concerns over the aesthetic consequences of "skinnier" lots than that of the surrounding homes. The "row house" look would not conform.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO DENY STAFF'S RECOMMENDATION BASED ON THE INCREASE OF INAPPROPRIATE DENSITY. Second by Butler. Passed by a 4-1 vote with Vice-Chairperson Anderson voting nay and Commissioner Skorepa not present.

ITEM-13: FREEMAN TRUST PATIO COVER, COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT NO. 96-7949.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-089. Second by Butler. Passed by a 5-0 vote with Commissioner Skorepa not present.

ITEM-14: WORKSHOP - TORREY HIGHLANDS (SUBAREA IV) STATUS.

Workshop held. Commissioner Butler commented on the MSCP policy issue of <sup>\*</sup>habitat mitigation requirements and how the City will reconcile what it is trying to achieve in the MHPA. Staff to advise.

*\* different habitat.  
Rev. 6/17. ff*

The Planning Commission meeting was adjourned by Chairperson Steele at 1:30 p.m.