



THE CITY OF SAN DIEGO

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 15, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:08 a.m. Chairperson Steele adjourned the meeting at 2:19 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Vacant seat
Betsy McCullough, Planning & Development Review-present
Rick Duvernay, City Attorney-present
Gary Halbert, Planning & Development Review-not present
Kelly Broughton, Planning & Development Review-present
Linda Lugano, Recorder-present



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

Lori Walton, Peggy Mazella, Katherine Brown, Jay Hyde all spoke to the Zoo expansion and the resolution brought forth by staff.

ITEM-2: REQUESTS FOR CONTINUANCE FOR AGENDA ITEMS.

Claudia Unhold, Chair of the Miramar Ranch North Planning Committee requested that Item No. 10, Village Center North be continued until the full Board has had the opportunity to vote on the project and put forth a recommendation.

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

Items No. 9 and 11 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Coleen Frost provided the Commission with a brief overview of the one day symposium conducted by the San Diego Design Council, entitled "Building Communities - A Shared Vision for San Diego's Future", and an update of the Strategic Framework project.

Tom Story responded to previously raised questions by the Commission in recent project discussions and workshops regarding MSCP; and the Torrey Surf project status that has been recently in the news.

ITEM-5: COMMISSION COMMENT

Vice-Chairperson Anderson inquired of the airport issue and the Port Commission's choice of alternatives. A tentative workshop will be held at Rules Committee for this discussion. Ms. Goldberg advised that the Commission will be advised of the date of this workshop, and possibly a Planning Commission workshop, and report back in a timely fashion.

Mr. Anderson also advised that under "alternatives" in the Planning reports, the reports state "none proposed" and that is a departure from past practice. Staff was requested to put alternatives back in these reports so the public and the Commission can see that there are alternatives to choose, including denial.

Commissioner Stryker inquired about the undergrounding waivers being utilized and requested that a workshop be schedule on this matter, and/or a report on the process and justification for undergrounding utility waivers.

Commissioner Skorepa requested that staff request the planning group's vote and recommendation on certain projects that are pending and going to be heard so it can be taken up in a timely fashion at their Board meetings. Staff then will be able to include this information in the planning reports.

ITEM-6: APPROVAL OF MINUTES OF JUNE 17, 1999.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES WITH THE FOLLOWING CLARIFICATION TO THE MOTION ON ITEM NO. 9, PAGE 5 TO NARROW THE FOCUS OF THE INITIATION SCOPE AND THE PLANNING AREA; AND APPROVE THE AMENDMENTS TO THE DRAFT RESOLUTION FOR THE NEW CENTURY ZOO, ITEM NO. 7. Second by Stryker. Passed by a 6-0 vote for the minutes, and a 4-0 vote on the draft resolution with Vice-Chairperson Anderson and Commissioner Butler abstaining.

The Planning Commission adjourned to Closed Session to discuss pending litigation regarding San Dieguito Partnership L.L.P. et al v. City of San Diego, et al, San Diego Superior Court Case No's. 707254 and 718166.

ITEM-7: NOBEL RESEARCH PARK. REZONE, VESTING TENTATIVE MAP, PLANNED INDUSTRIAL DEVELOPMENT, RESOURCE PROTECTION ORDINANCE (RZ/VTM/PID/RPO 99-0034).

John Fisher presented Report to the Planning Commission No. P-99-112 and read additional revisions into the record.

Testimony in favor by George Lattimer, and Roy Collins.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING :

1. INCLUDE REVISIONS READ INTO THE RECORD BY STAFF.
2. INCLUDE LANGUAGE TO THE PID PERMIT, ARTICLE B TO READ FOR EXAMPLE THAT "IN ADDITION, ~~APZ PERMITTED~~ ^{USES PERMITTED IN THE APZ ZONE} ~~USES~~ WILL BE CONSISTENT WITH USES ALLOWED BY THE MIRAMAR CLUP, AND WILL BE INCLUDED IN THE PERMIT AS WELL AS THE DESIGN GUIDELINES .

*Revised 7/29/99
jj*

THIS PROVISION

3. PAGE 17, PARAGRAPH G, INCLUDE LANGUAGE TO INDICATE THAT THE ROOF LINE SHOULD HAVE SOME VERTICAL ELEMENTS TO ELIMINATE THE LONG, HORIZONTAL EFFECT OF THE BUILDINGS.

Second by Butler. Passed by a 5-0 vote with Chairperson Steele abstaining.

ITEM-8: INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO CONVERT A 20 ACRE PARCEL FROM INDUSTRIAL AND COMMERCIAL USE TO RESIDENTIAL USE. TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND AMENDMENTS TO THE NEW CENTURY MASTER PLAN AND DEVELOPMENT AGREEMENT. PROJECT NO. 96003015-P-1.

John Wilhoit presented Report to the Planning Commission No.P-99-106.

Testimony in favor by Randi Coopersmith and Jon Briggs.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO AUGUST 5, 1999. Second by Skorepa. Passed by a 6-0 vote.

ITEM-9: CRESTA VILLA PROPOSED TENTATIVE MAP 99-0244.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO PLANNING COMMISSION NO. P-99-092. Second by Butler. Passed by a 6-0 vote.

ITEM-10: VILLAGE CENTER NORTH, TENTATIVE MAP/PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT, CONDITIONAL USE PERMIT AND MMRP NO. 98-1080.

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE TO AUGUST 5, 1999. Second by Butler. Passed by a 6-0 vote.

ITEM-11: PHOENIX II TENTATIVE MAP No. 99-0241.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 99-102. Second by Butler. Passed by a 6-0 vote.

ITEM-12: TORREY BROOKE, TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT AND MMRP NO. 998-1189.

Bob Korch presented Report to the Planning Commission No. P-99-094.

Testimony in favor by Chad Harris, Scot Sandstrom.

Testimony in opposition by Charles Suggs, Catherine Shafer, Jim Dawe.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE ADDITION OF THE REVISED CONDITION NO. 15 AS SUBMITTED BY JIM DAWE AT THIS HEARING; AND, ANOTHER CONDITION THAT STATES, "MINIMUM SETBACKS MAY BE DEVIATED FROM TO COMPLY WITH REQUIREMENTS TO SUBORDINATE GARAGES AS NECESSARY, PROVIDED THAT OTHER SUBAREA PLAN POLICIES AND BUILDING REQUIREMENTS ARE NOT COMPROMISED". Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele abstaining.

ITEM-13: TORREY SANTA FE, INITIATION OF A DEVELOPMENT AGREEMENT NO. 98-0292.

Marcela Escobar-Eck presented Report to the Planning Commission No. P-99-119.

Testimony in favor by Paul Robinson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND APPROVE THE INITIATION. Second by Skorepa. Passed by a 6-0 vote.

ITEM-14: WORKSHOP - GASOLINE STATIONS

Workshop held. This workshop was held to discuss the City's proposed efforts to encourage new retail gas stations and the redevelopment of abandoned gas stations.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:19 p.m.