

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 19, 2001  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Vice-Chairperson Lettieri at 9:10 a.m. Vice-Chairperson Lettieri adjourned the meeting at 4:45 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-not present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Commissioner Barry J. Schultz-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.**  
Dave Stang, a Pt. Loma resident requested that Item No. 8, Canonlands be continued for additional time to evaluate the information provided from staff. Rebecca Michael requested that this item be continued for a full Commission.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 12, Linda Vista Teen Center was placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Marcela Escobar-Eck advised the Commission of the City Council's actions take on SeaWorld and Naval Training Center.

ITEM-5: **COMMISSION COMMENT:**  
Commissioner Stryker commented that while she was unable to attend the joint LU&H/PC hearing, she did watch it on television and felt that a lot of good information came out of this meeting.

Commissioner Brown thanked staff and the volunteers for all the hard work they are doing on the Strategic Framework Plan. He also inquired as to the status of the AT&T litigation pending against the City. The City Attorney will report back.

ITEM-6: **APPROVAL OF THE MINUTES OF JUNE 21, 2001 AND JUNE 28, 2001.**

**The minutes of June 21, 2001 were trailed to August 9, 2001 for a quorum.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF JUNE 28, 2001.  
Second by Garcia. Passed by a 6-0 vote Chairperson Anderson not present.

ITEM-7: **STREET VACATION - PORTION OF LISTER STREET SA 99-513.**

Allan Wake reviewed the status of this project since it was last heard before the Planning Commission.

Testimony in favor by Matt Peterson and Paul Reeves.

Testimony in opposition by Susan Mournian, Geoff Stevens, Hal Ahrens, Elena Bartzat, Marla Shrock and Linda Gross.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THIS STREET VACATION AS IT IS INCONSISTENT WITH THE GENERAL PLAN, AND THE APPROVED COMMUNITY PLAN FOR THIS USE. Second by Brown. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-8: **CANONLANDS, TENTATIVE MAP/SITE DEVELOPMENT PERMIT NO. 40-0219.**

**COMMISSION ACTION:**

MOTION BY STRYKER TO CONTINUE TO AUGUST 9, 2001 FOR A FULL COMMISSION. Second by Brown. Passed by a 4-0 vote with Commissioners Butler and Schultz recusing and Chairperson Anderson not present.

ITEM-9: **INITIATION OF AN AMENDMENT TO THE PACIFIC HIGHLANDS RANCH SUBAREA PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO INCORPORATE ADDITIONAL DESIGN GUIDELINES INTO THE SUBAREA PLAN.**

Bernie Turgeon presented Report to the Planning Commission No. P-01-134.

No one present to speak.

**COMMISSION ACTION:**

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

ITEM-10: **SPRINT PCS: CHURCH ON THE MOVE CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT NO. 41-0213-01.**

Patrick Hooper presented Report to the Planning Commission No. P-01-122.

Testimony in favor by Shelly Kilbourn and Daniel Pascucci.

Testimony in opposition by Glen Sawade and Georgia Bankston.

Public testimony was closed.

**COMMISSION ACTION**

MOTION BY BUTLER TO CONTINUE TO AUGUST 9, 2001 TO ALLOW STAFF TO BRING BACK A COVERAGE MAP THAT REFLECTS OTHER ANTENNA LOCATIONS IN THIS AREA; A REPORT DISCUSSING THE HISTORICAL SIGNIFICANCE OF THE STEEPLE; AND NOTICING DOCUMENTS SHOWING ALL ADDRESSES NOTICED. Second by Brown. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-11: **PACIFIC HIGHLANDS RANCH UNITS 2-4 VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, AND COASTAL DEVELOPMENT PERMIT NO. 99-1294.**

Mike Westlake presented Report to the Planning Commission No. P-01-123.

Testimony in favor by Randi Coopersmith.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE REPORT. Second by Brown. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-12: **LINDA VISTA TEEN CENTER, CONDITIONAL USE PERMIT NO. 40-0483.**

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE REPORT TO THE PLANNING COMMISSION NO. P-01-133. Second by Garcia. Passed by a 6-0 vote with Chairperson Anderson not present.

ITEM-13: **RANCHO ENCANTADA PRECISE PLAN/SYCAMORE ESTATES/MONTECITO VTM/PRD/RPO PERMITS AND RE-ZONE APPLICATION NO. 99-0899.**

Mike Westlake presented Report to the Planning Commission No. P-01-124.

Testimony in favor by Don Steele, James Hunter, Jeff Brazel, Peter Guthbert, Bob Dingeman, Bob Ilko, Jack McGrory, Bill Bernard, Gordon Boerner, Tim Schauwecker, Paul La Costa, Ralph Green, Tim Meissner, Cynthia Davis, Robert Svatos, Father Jim Poulsen, Dan Roberts, Ron Hien,

Testimony in opposition by Ron Dixon, Dave Davis, Jim Peugh, Linda Smith, Nathan Tenny, Mary Adams, Kelly Hutchinson, Randolph Howell, Andy Kean, Paul Revford, Carol Ann Funk, Anthony Aviano, Jay Goldby, Betty Rexford, Niall Fritz.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONS:

- 1) **BEELEER CANYON ROAD SHALL BE GATED FOR EMERGENCY ACCESS ONLY. THE PROJECT'S "B" STREET WILL BE A CUL-DE-SAC AT THE INTERSECTION WITH BEELEER CANYON ROAD.**

- 2) EXTRAORDINARY BENEFITS PROVIDED THROUGH THE "BIG 5" AGREEMENT, SUBMITTED AT THIS HEARING, SHALL BE PART OF THE PROJECT. THE AGREEMENT SHOULD BE SIGNED BY THE APPLICANT AND INCORPORATED INTO THE EIR'S STATEMENT OF OVERRIDING CONSIDERATION AS WELL AS THE RANCHO ENCANTADA PRECISE PLAN.
- 3) THE PROJECT SHALL IMPLEMENT THE "GRAVITY SEWER" OPTION. ANY REQUIRED SEWER MAINTENANCE ROADS SHALL BE DESIGNED AS TRAILS, AND SHOULD BE MAINTAINED TO MINIMIZE AND/OR PRECLUDE ADVERSE IMPACTS ON THE ENVIRONMENTS.
- 4) REQUEST THAT THE CITY COUNCIL CONSIDER MAKING OPERATING FUNDS AVAILABLE FOR THE ADDITIONAL SIX ACRE IMPROVED/ACTIVE PARK IN ORDER TO HAVE THE PARK BE IN CITY OWNERSHIP, AS OPPOSED TO OWNERSHIP BY A HOME OWNER'S ASSOCIATION.
- 5) LOOK AT THE POSSIBILITY OF MOVING PLANNING AREA 11 FARTHER WEST AWAY FROM THE EXISTING DRAINAGE AREA IF FEASIBLE WITHOUT IMPACTING THE DEVELOPMENT PROPOSAL.
- 6) RECOMMEND THAT THE APPLICANT WORK WITH MTDB TO PROVIDE SHUTTLE SERVICE THROUGH THE COMMUNITY WHERE FEASIBLE.

Second by Brown. Passed by a 5-0 vote with Commissioner Schultz recusing and Chairperson Anderson not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Lettieri at 4:45 p.m.