

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JULY 23, 1998
IN COUNCIL COMMITTEE ROOM - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:10 a.m. Vice-Chairperson Anderson adjourned the meeting at 3:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Commissioner - vacant
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Deputy City Engineer, DSD-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 MORNING AGENDA ITEMS.

Juan Baligad of DSD requested that Item No. 11, Villages at Euclid be continued due to staff's reconsideration of the department recommendation. The vote on this request failed, therefore the item was heard at this hearing.

Matt Peterson requested that Item No. 7, Mira Mesa MarketCenter be continued one week in order to continue negotiations with the environmental groups to resolve issues. This requested was granted.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
Commissioners requested that Items No. 10, 12 and 13 be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Chairperson Steele advised of Anna Major's passing and recognized her for all the community activity she participated in the Southeastern Community. A moment of silence was held in her memory.

Vice-Chairperson Anderson inquired as the status of the Street Design Manual. Gary Halbert advised that meetings have been conducted between Development Services and Engineering to discuss issues raised. There were to be public meetings between the utility companies and Mr. Halbert will advise if these meetings have occurred to date.

Commissioner Skorepa advised of the recent newspaper article regarding a developer giving \$43 million for improvements for the I-15 corridor and hopes this will serve as a precedent for other developers as traffic is one of the biggest issues to deal with in this area. Commissioner Butler advised that Council member Warden is holding a workshop on this subject for Black Mountain Ranch and 4S Ranch.

Commissioner Skorepa also gave kudos to the City Attorney's office regarding the Sam's Super Food case.

ITEM-6: APPROVAL OF MINUTES OF JUNE 18, 1998, JULY 25, 1998, JULY 2, 1998 AND JULY 9, 1998:

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE MINUTES OF JUNE 18, 1998;

THE MINUTES OF JUNE 25, 1998 WITH THE FOLLOWING REVISION TO PAGE 8, MOTION ON SUBAREA III "...WITH THE SUPPORT OF THE CARMEL VALLEY COMMUNITY PLANNING GROUP LETTERS TO BE FORWARDED TO THE CITY COUNCIL".

THE MINUTES OF JULY 9, 1998, WITH A REVISION TO THE MOTION ON PAGE 3 FOR ROBINHOOD RIDGE TO READ, "...COMPARISON OF COSTS WITHOUT DISCLOSING PROPRIETARY INFORMATION...".

Second by Butler. Passed by a 4-0 vote with Commissioners Watson and White not present

MOTION BY BUTLER TO APPROVE THE MINUTES OF JULY 2, 1998 WITH THE FOLLOWING REVISION TO THE MOTION ON NEIGHBORHOOD 8A, PAGE 7, TO READ, "...ALTERNATIVE FOR TORREY PINES ESTATES, WITHIN THE PARAMETERS OF THE RPO SUB-OPTION ALTERNATIVE AND THE OPTION 1.5 ALTERNATIVE." Second by Watson. Passed by a 5-0 vote with Chairperson Steele not present.

ITEM-7: MIRA MESA MARKETCENTER PROJECT

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JULY 30, 1998. Second by Butler. Passed by a 4-0 vote with Commissioners Watson and White not present.

ITEM-8: WORKSHOP - Strategic Framework Plan Vision.

Workshop held. Gail Goldberg and staff presented previous documents and committee work to develop a draft "working vision" for the City.

ITEM-9: INITIATION OF AN AMENDMENT TO THE CARMEL DEL MAR NEIGHBORHOOD 4, 5 AND 6 PRECISE PLAN, THE CARMEL VALLEY COMMUNITY PLAN, AND THE PROGRESS GUIDE AND GENERAL PLAY TO MODIFY THE RESIDENTIAL AND EQUESTRIAN LAND USE DESIGNATIONS ON A 72 ACRE SITE.

Theresa Wilkinson presented Report to the Planning Commission No. P-98-136.

No one was present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION FOR THE PLAN AMENDMENT PROCESS. Second by Anderson. Passed by a 5-0 vote with Commissioner Watson not present.

ITEM-10: CENTRAL POLICE SUBSTATION SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO. 96-7667.

COMMISSION ACTION:

CONSENT MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-143. Second by Butler. Passed by a 4-0 vote with Commissioners Watson and White not present.

ITEM-11: THE VILLAGE AT EUCLID TENTATIVE MAP, SOUTHEASTERN SAN DIEGO DEVELOPMENT PERMIT, AND VARIANCE NO. 96-7689.

Juan Baligad presented Report to the Planning Commission No. P-98-142.

Testimony in favor by:

Reese Jarrett, Carter Reese & Associates, applicant. Explained that this project should go forward as all are in agreement now. His company is involved with infill developments. Spoke to the quality, elevation and features of this project and how the company takes great pride in all aspects of planning especially for the first-time buyer market. Spoke to the pedestrian and vehicular thoroughfare and feel they are in compliance with the community plan.

Nathan Benjamin, Jr. Lincoln Park Neighborhood Council. He was asked by the Council to advise the results of the vote of Lincoln Park Community Council on this project. They voted unanimously to support the applicant in this area. Listed the reasons and rationale for this approval.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CERTIFY THE NEGATIVE DECLARATION, APPROVE THE TM AND THE DEVELOPMENT PERMIT AND VARIANCES AS REQUESTED BY THE APPLICANT, AS WELL AS THE ALTERNATE FINDINGS AS SUBMITTED AT THE HEARING BY STAFF TO BE AUGMENTED WITH ADDITIONAL FACTS AND INFORMATION RAISED. Second by White. Passed by a 6-0 vote.

ITEM-12: WESTCOPLY TENTATIVE PARCEL MAP NO. 98-0064.

COMMISSION ACTION:

CONSENT MOTION BY SKOREPA TO APPROVE STAFF'S

RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-138. Second by Butler. Passed by a 4-0 vote with Commissioners Watson and White not present.

ITEM 13: 1412 PACIFIC BEACH DRIVE - TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT NO. 98-0175.

COMMISSION ACTION:

CONSENT MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-138. Second by Butler. Passed by a 4-0 vote with Commissioners Watson and White not present.

ITEM-14: **MARAVILLA I (EXTENDED STAY AMERICA.) REZONE AND MISSION VALLEY PLANNED DISTRICT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7233.**

Mary Roush presented Report to the Planning Commission No. P-98-108.

Testimony in favor by:

Mike Gallen/Tina Go, Extended Stay of America. Gave background on their company and the clientele they cater to. Explained they are the fastest growing Extended Stay hotel in the country and that they had three types of hotel and described each type. Discussed why they selected this site for their introduction into the San Diego market.

Testimony in opposition by:

Larry Brunton, neighbor. Distributed letter stating his opposition to the project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING REPORT NO. P-98-108. Staff was directed that in the future when the Planning Commission has development proposals that are along the hillsides of Mission Valley, that photos of those hills be provided. Second by Butler. Passed by a 5-1 vote with Commissioner White voting nay.

ITEM-15: POINT LOMA NAZARENE UNIVERSITY - FIVE YEAR REVIEW; CONDITIONAL USE PERMIT (CUP) 87-0142. THIS IS AN INFORMATION ITEM ONLY.

Patrick Hooper presented Report to the Planning Commission No. P-98-145.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE FOR A FULL INFORMATIONAL HEARING TO HAVE THE NEIGHBORS, STAFF AND UNIVERSITY GET TOGETHER AND RESOLVE THESE ISSUES. Second by Skorepa. No vote taken.

MOTION BY WHITE TO CONTINUE TO OCTOBER 29, 1998 FOR A HEARING ON THE FIVE YEAR REVIEW OF THE UNIVERSITY'S CUP. DURING THAT HEARING STAFF TO PROVIDE INFORMATION ON ISSUES RAISED BY THE COMMUNITY AND A DETERMINATION AS TO WHETHER THERE IS A CONNECTION BETWEEN THE CUP AND POTENTIAL RESOLUTION OF THOSE ISSUES. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele and Commissioner Watson not present.

The Planning Commission meeting was adjourned by Vice Chairperson Anderson at 3:15 p.m.