

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 5, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:03 a.m. Chairperson Steele adjourned the meeting at 4:23 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-not present
Bob Manis, Planning & Development Review
Rick Duvernay, City Attorney-present
Kelly Broughton, 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 FOR AGENDA ITEMS.

None.

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

Items No. 10 and 12 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Gail Goldberg, City Planner reported on the following:

Strategic Framework Plan and the second phase of public outreach meetings.

Status of the confrontation in Carmel Valley regarding the Torrey Surf grading permit.

Requested that Miriam Kirshner give a brief status on the situation with the Airport and Lindbergh Field. The Commission requested that a workshop be scheduled to bring the Commission up to date on this matter and to discuss the alternatives and evaluation of the land use impact of those alternatives, as well as a discussion of the Tijuana airport matter. Staff to schedule and advise.

ITEM-5: COMMISSION COMMENT

None.

ITEM-6: 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.

John Wilhoit presented an update on the status of this initiation since the last hearing.

Testimony in favor by Randi Coopersmith.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Butler. Passed by a 6-0 vote.

ITEM-7: VILLAGE CENTER NORTH, TM/PCD/CUP/MMRP NO. 98-1080 CONTINUE D FROM THE PLANNING COMMISSION AGENDA OF JULY 15, 1999.

Bob Korch presented the status of this project since the last hearing, provided the planning group's recommendation, along with revised and additional conditions to be included in the permit and map. Mr. Korch also read additional modifications into the record for the PCD and draft CUP permit.

Testimony in favor by Leonard Lepera and Ken Assi.

Testimony in opposition by Pat Bonaguidi and Claudia Unhold.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS SUBMITTED AND AS READ INTO THE RECORD, ALONG WITH THE FOLLOWING CLARIFICATIONS/ADDITIONS:

- 1) HOURS OF SALE FOR ALCOHOLIC BEVERAGES SHALL BE FROM 8AM TO 11 PM AS STATED IN PCD ITEM NO. B.
- 2) THE GASOLINE PUMP CANOPY DESIGN SHALL PROVIDE A GABLED/ MANSARD ROOF TREATMENT COMPATIBLE TO ADJACENT GABLED/MANSARD ROOFS WITHIN THIS DEVELOPMENT, OR THE CANOPY DESIGN ON THE MOBIL GASOLINE STATION ON THE SOUTH SIDE OF SCRIPPS POWAY PARKWAY.
- 3) INCLUDE ADDITIONAL GLAZING ON THE WEST SIDE ELEVATION OF THE TIRE CENTER TO MINIMIZE THE INDUSTRIAL LOOK OF THAT BUILDING.
- 4) REVISE CONDITION NO. 25, PAGE 5 OF 10 TO PROVIDE PEDESTRIAN ACCESS FROM SCRIPPS POWAY PARKWAY TO THE EAST AND WEST PARCELS OF SCRIPPS SUMMIT.
- 5) THE BOND MONEY FOR CLOSURE OF THE MEDIUM BREAK SHOULD ALSO COVER THE POTENTIAL NEED TO EXTEND THE LEFT TURN POCKET ON NORTH BOUND SCRIPPS SUMMIT DRIVE AT WEXFORD.
- 6) CONFIRM THAT THE APPLICANT HAS AGREED TO CONDITION NO. 14B ALCOHOL SALE VIOLATIONS, WHERE THE CUP WOULD BE PERMANENTLY RESCINDED, IS FOR THREE VIOLATIONS OVER A **THREE** YEAR PERIOD.
- 7) EXTEND THE CUP TIME LIMIT ON THE GAS STATION TO THIRTY (30) YEARS.

Second by White. Passed by a 5-1 vote with Commissioner Skorepa voting nay.

ITEM-8: APPEAL OF THE HEARING OFFICER DECISION FOR THE MYRICK RESIDENCE - PLANNED RESIDENTIAL DEVELOPMENT/RESOURCE PROTECTION ORDINANCE PERMIT AMENDMENT NO. 99-0294.

Leisa Lukes presented Report to the Planning Commission No.P-99-127.

Testimony in favor of the project by Mike McDade, Randi Coopersmith Rick Myrick, and Judy Hoffman.

Testimony in opposition to the project by Richard Sobel and Don Holdorff.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE AND CERTIFY THE ADDENDUM TO MITIGATED NEGATIVE DECLARATION LDR NO. 99-0294 AND ~~APPROVE~~ APPROVE THE APPEAL AND APPROVE THE AMENDMENT TO PRD/RPO PERMIT SUBJECT TO CONDITIONS IN THE DRAFT PERMIT (ATTACHMENT) 13. Second by Stryker. Passed by a 5-0 vote with Commissioner White abstaining.

Deny

*Revised
9/2/99. LF.*

ITEM-9: BELMONT VILLAGE, VESTING TENTATIVE MAP CONDITIONAL USE PERMIT NO. 99-0042.

Bob Korch (for Patricia Grabski) presented Report to the Planning Commission No. P-99-120.

Testimony in favor by Rick Smith and Jeanette Waltz.

Testimony in opposition by Richard Frost.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CERTIFY MND NO. 99-0042 AND ADOPT THE MITIGATION AND MONITORING REPORTING PROGRAM, APPROVE VTM AND APPROVE CUP NO. 99-0042: STAFF WAS DIRECTED TO SCHEDULE A WORKSHOP TO RESOLVE THE TIME

LIMIT ISSUE ON CUP'S LEADING TOWARD A POLICY DIRECTION FOR THE PLANNING COMMISSION. Second by White. Passed by a 5-1 vote with Commissioner Skorepa voting nay.

ITEM-10: DEL MAR MESA ROAD/DEER CANYON GRAVITY SEWER RESOURCE PROTECTION ORDINANCE PERMIT NO. 99-0099.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. 99-132. Second by Anderson. Passed by a 5-0 vote with Commissioner Stryker not present.

ITEM-11: WESTVIEW HIGH SCHOOL - POWAY UNIFIED SCHOOL DISTRICT RPO PERMIT NO. 99-0312 TO CONSTRUCT A HIGH SCHOOL ON AN 80 ACRE PARCEL NO. 99-0312.

Bob Gentles presented Report to the Planning Commission No. P-99-133, and read additional revisions into the record.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO CONSIDER THE FINAL MND SCH NO. 98111019 PREPARED BY THE POWAY UNIFIED SCHOOL DISTRICT AS THE LEAD AGENCY, AND APPROVE RPO NO. 99-0312 SUBJECT TO CONDITIONS IN ATTACHMENT 4. Second by Anderson. Passed by a 6-0 vote.

ITEM-12: HERSCHEL PLACE TENTATIVE MAP NO. 99-0358.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-128. Second by Anderson. Passed by a 5-0 vote with Commissioner Stryker not present.

ITEM-13: SEABREEZE FARMS. CARMEL VALLEY COMMUNITY PLAN AMENDMENT, CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT, VESTING TENTATIVE MPA, RESOURCE PROTECTION ORDINANCE PERMIT, CARMEL VALLEY NEIGHBORHOOD 4,5, AND 6 PRECISE PLAN AMENDMENT, AND AMENDMENT TO THE CARMEL VALLEY PLANNED DISTRICT ORDINANCE (REZONE). PROJECT NO. 96-7919.

Farah Mahzari presented Report to the Planning Commission No. P-99-124, and read into the record additional revisions regarding the permit, and submitted an errata sheet.

Testimony in favor by Christopher Neils, David Goodell and Randi Coopersmith.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-124, AS WELL AS THE REVISIONS READ INTO THE RECORD, WITH THE ADDITION OF A CONDITION THAT THE APPLICANT AGREES TO DEVELOP A TRAIL SYSTEM WITHIN HIS BOUNDARIES TO LINK UP WITH THE TRAIL SYSTEM THROUGHOUT THE COMMUNITY. Second by Anderson. Passed by a 6-0 vote.

ITEM-14: IMPERIAL MARKET PLACE, LAND SWAP/STREET
VACATION/TENTATIVE MAP/SOUTHEAST SAN DIEGO PLANED
DISTRICT/RESOURCE PROTECTION ORDINANCE PERMIT 96-0339.

John Fisher presented Report to the Planning Commission No. P-99-129.

Testimony in favor by Caroline Smith and Reynaldo Pisano.

Testimony in opposition by Medicus Washington.

Public testimony was closed.

COMMISSION ACTION:

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

- 1) CONDITION NO. 23 OF THE TENTATIVE MAP TO BE
REWRITTEN TO INDICATE THE PERCENTAGE OF THE FAIR
SHARE AND THE EXECUTION OF THE TIMING.
- 2) ALL THE RECOMMENDATIONS, **EXCEPT ITEM NO. 10**, OF THE
SOUTHEAST PLANNING GROUP BE INCLUDED, IN
PARTICULAR ITEM NO. 1 THAT THE WETLANDS MITIGATION
IS COMPLETED IN CHOLLAS CREEK AND SHOULD NOT BE
TRANSFERRED OUTSIDE OF SOUTHEAST SAN DIEGO.
- 3) STAFF TO LOOK AT ITEM NO. 36B IN THE DRAFT TM
REGARDING THE RETAINING WALL AND LEAVE IT AS
WRITTEN, OR IN AN ALTERNATIVE FIND A DIFFERENT WAY
TO DESIGN THIS WALL WHICH WOULD ELIMINATE THE NEED
FOR A MAINTENANCE AGREEMENT. THIS CONDITION IS
SUBJECT TO THE LEGAL AUTHORITY OF THE AGENCY TO
IMPOSE THOSE MITIGATION MEASURES.

Second by Skorepa. Passed by a 5-0 vote with Commissioner Butler
abstaining.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:23 p.m.