

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 13, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:06 a.m. Chairperson Steele adjourned the meeting at 1:05 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-not 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.

Karen ZoBell of Gray Cary Ware & Freidenrich, representing Point Loma Nazarene College invited the Planning Commission to visit the Campus on October 15, 1998 in preparation for the Planning Commission review hearing on October 29, 1998. Ms. Zobel felt the Commission would find such a visit informative and helpful. All agreed and a field trip will be conducted on the date mentioned.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

None.

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

Commissioners requested that Items No. 7, 8, 9, 10 and 11 be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Betsy McCullough advised the Commissioners on the action taken by City Council on Subarea I and III and the Mid-City Community Plan.

ITEM-5: COMMISSION COMMENT.

Commissioner Skorepa commented on the C&ED newsletter "Connected" and the fact that it will no longer be published. Commissioner Skorepa feels this type of information is very helpful and it should now be provided in an alternative form.

Chairperson Steele advised that on September 10, 1998, Duane Quinn will be in attendance at the Planning Commission hearing and will be presented with a resolution from the Planning Commission in memory of Verna, his wife.

ITEM-6: APPROVAL OF MINUTES OF JULY 23, 1998 AND JULY 30, 1998:

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF JULY 23, 1998.
Second by White. Passed by a 6-0 vote.

MOTION BY WHITE TO APPROVE THE MINUTES OF JULY 30, 1998.
Second by Watson. Passed by a 4-0 vote with Vice-Chairperson
Anderson and Commissioner Butler abstaining as they were not present
at that meeting.

ITEM-7: CAVE STREET CONDOMINIUMS. TENTATIVE MAP AND COASTAL
DEVELOPMENT PERMIT NO. 96-7861.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF'S
RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING
COMMISSION NO. P-98-158. Second by Skorepa. Passed by a 6-0
vote.

ITEM-8 PROSPECT VILLAS. TENTATIVE MAP AND COASTAL
DEVELOPMENT PERMIT NO. 98-059.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF'S
RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING
COMMISSION NO. P-98-159. Second by Skorepa. Passed by a 6-0
vote.

ITEM-9: HAZARD CORPORATE COMPLEX - PLANNED INDUSTRIAL
DEVELOPMENT PERMIT/HILLSIDE REVIEW PERMIT/RESOURCE
PROTECTION ORDINANCE PERMIT NO. 96-7990.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-154. Second by Skorepa. Passed by a 6-0 vote.

ITEM-10: 3711 LOUISIANA STREET TENTATIVE MAP NO. 98-0441.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-155. Second by Skorepa. Passed by a 6-0 vote.

ITEM-11: HOLY CROSS MAUSOLEUM CUP AMENDMENT AND SOUTHEAST PLANNING DISTRICT ORDINANCE NO. 96-7710.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-98-156. Second by Skorepa. Passed by a 6-0 vote.

ITEM-12: ARMSTRONG GARDEN CENTER CDP/HR PERMIT LDR NO. 96-7719.

Mike Westlake presented Report to the Planning Commission No. P98-153.

Testimony in favor by

Peter Fletcher, P & G Company, applicant. Explained that his family was responsible for the development of Flower Hill Center in 1960. Gave a description of property exchange within the Flower Hill mall and the subdivision and how it was planned. Presented aerial photos depicting

the project and the surrounding areas.

Testimony in opposition by:

Donald Nirschl, homeowner. Submitted a petition with 120 signatures from the homeowners of The Brias Del Mar to deny the application of the CDP. There is false representation as the home owners association did not approve the project as stated in the report. Spoke to the obstructions of view, incompatible building design and structure, congested and dangerous traffic conditions and noise pollution.

Kyle Quon, homeowner. Spoke to the noise that will be generated from the nursery operation.

Dan and Perry Stewart, homeowners. Concerned about the quality of life for their family if this project is approved. They feel this project will create a large impact, especially on weekends and is concerned about the insecticide health hazards and fertilizer odor. Spoke to the visual aspect and the fact that they will be looking down on the nursery's inventory and that the lighting should be contained somehow.

Amy and Michael Turk, and Al Simon, homeowners. Spoke specifically to the traffic impact on this already congested corner.

Marilyn Boggust, homeowner and President of homeowners association. Advised that they received only one notice of this proposed project over two years ago and have never seen renderings or any other details about this building.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO PLANNING COMMISSION NO. P98-153 WITH THE FOLLOWING ADDITIONAL CONDITIONS/REVISIONS:

ADD LIGHT FIXTURES TO CONDITION NO. 25 TO ENSURE THAT THE LIGHT WILL BE SHIELDED.

LOUD SPEAKERS WILL BE PROHIBITED OUTDOORS; MUSIC IS ALLOWED INSIDE THE BUILDING ONLY.

NO INVENTORY WILL BE STORED OUTSIDE BEHIND THE BUILDING.

Second by Watson. Staff was directed to advise the Commission if this project is appealed so a letter from the Commission could be provided to the City Council. Passed by a 6-0 vote.

ITEM-13: WORKSHOP - STRATEGIC FRAMEWORK PLAN - AFFORDABLE HOUSING.

Workshop held.

ITEM-14: DISCUSSION ON NOTICING OF PLAN AMENDMENT INITIATION HEARINGS.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AND CREATE A NOTICE OF APPLICATION FOR COMMUNITY PLANNING GROUP MEMBERS FOR LAND USE PLAN AMENDMENT INITIATIONS THAT WILL IDENTIFY THE HEARING DATE AND SCOPE OF THE AMENDMENT. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson Anderson and Commissioner White not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 1:05 p.m.