

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 17, 2000
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:10 a.m. Chairperson Steele adjourned the meeting at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Bruce Brown-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-not present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Betsy McCullough, Planning & Development Review-not present
Bob Manis, Planning & Development Review-present
Mary Jo Lanzafame, Deputy City Attorney-not present
Rick Duvernay, Deputy City Attorney-present
Kelly Broughton, Planning & Development Review-not present
Gary Halbert, 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.

Staff advised that Item No. 11, Aegis at Scripps Ranch was withdrawn from the docket.

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

None.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

ITEM-6: APPROVAL OF THE MINUTES OF AUGUST 3, 2000.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE THESE MINUTES. Second by White. Passed by a 4-0 vote with Commissioners Skorepa and Butler not present and Chairperson Steele abstaining as he was not present at that hearing.

ITEM-7: SAN DIEGO SPECTRUM MASTER PLAN, KEARNY MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN AMENDMENT; DEVELOPMENT AGREEMENT AMENDMENT; PID PERMIT AND PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT; VTM; TPM, PRD, RE-ZONES AND STREET VACATION.

Farah Mahzari presented Report to the Planning Commission No. P-00-118 and presented revised staff recommendations based on issues raised by the Planning Commission at the last hearing. John Wilhoit spoke to the alternative recommendations submitted.

Testimony in favor by Jim Moxham, Gordon Carrier, Ed McCoy and Paul Robinson.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S REVISED RECOMMENDATIONS AS OUTLINED IN THEIR MEMO DATED AUGUST 11, 2000 REGARDING RESIDENTIAL OPTIONS AND A NEW PARKING LOT DESIGN, ALONG WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. RESIDENTIAL EMPHASIS MIXED USE REQUIREMENT SOUTH OF THE COMMONS UNDER THE CURRENT ZONES ON LOT 6;
2. IN THE NEGOTIATED DEVELOPMENT AGREEMENT THAT THEY PURSUE, WITH THE APPLICANTS, AFFORDABLE HOUSING DENSITY BONUSES, NOT IN LIEU OF THE UNITS THAT ARE PERMITTED, BUT IN ADDITION TO THE UNITS THAT ARE PERMITTED AS THERE IS AN OPPORTUNITY TO ADD ADDITIONAL HOUSING, SHARED PARKING AND TRANSIT CREDITS TO REDUCE THE COST TO THE DEVELOPERS TO PROVIDE THE HOUSING. ALSO BECAUSE THERE IS A DEMAND FOR THE HOUSING GIVEN THE SERVICE JOBS IN KEARNY MESA AND WITHIN THE PROJECT ITSELF INCLUDING THE HOSPITAL AND HOTEL.

3. ENSURE THAT THERE IS ACCESS TO THE WEST THAT IS DONE WITH SIMILAR FREQUENCY IN A SIMILAR MANNER TO THAT TO THE NORTH.

Second by White. Passed by a 5-0 vote with Commissioners Butler and Skorepa not present.

ITEM-8: UNIVERSITY CITY VILLAGE PROJECT - COMMUNITY PLAN AMENDMENT/RE-ZONE/SINGLE FAMILY OVERLAY ZONE AMENDMENT/CONDITIONAL USE PERMIT 98-0408.

Patricia Grabski presented Report to the Planning Commission No. P-00-148.

Testimony in favor by Lynne Heidel, John Davis, Chris Smith and Linda Halloway.

Testimony in opposition by Jesse Knighton, Gene Perusse, and Kenneth Liebler.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Brown. Passed by a 5-0 vote with Chairperson Steele abstaining and Commissioner Skorepa not present.

ITEMS-
9 AND 10: SCRIPPS RANCH BUSINESS PARK MASTER AMENDMENT - PROGRESS GUIDE AND GENERAL PLAN AND SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AMENDMENTS, RE-ZONE AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT AMENDMENT; AVALON AT SCRIPPS RANCH - PLANNED RESIDENTIAL DEVELOPMENT.

Bob Korch, Anna Shepard and Russ Gibbons presented Report to the Planning Commission No. P-00-152.

Testimony in favor by Mike Colarusso, Paul Robinson, and Robert Pinnegar.

Testimony in opposition by Dwight Worden, Bob Dingeman, Robert Ilko, Joe Wolf, Marc Sorensen, and Tom Cleary.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION TO DENY THESE PROJECTS. Second by Brown. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-11: AEGIS AT SCRIPPS RANCH - CONDITIONAL USE PERMIT NO. 99-1016. .

This item was withdrawn from the docket.

ITEM-12: GRINGO'S CANTINA (PDP/CDP 40-0270) TO ALLOW THE REMODEL OF, AND CONSTRUCTION OF A ONE STORY ADDITION TO AN EXISTING ONE STORY RESTAURANT WITH ASSOCIATED SITE IMPROVEMENTS.

Norm Stockton presented Report to the Planning Commission No. P-00-141.

Testimony in favor by Jim Milch, Brett Miller, Vernon Taylor and Rick Vandervort.

Testimony in opposition by Al Strohlein, Gloria Olsen and LaRose Hunt.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. NO LIVE ENTERTAINMENT ON THE OUTSIDE PATIO AREA.
2. MEASURES BE TAKEN TO REDUCE THE OUTSIDE SOUND LEVEL AFTER 10:00 P.M.
3. TAKE INTO CONSIDERATION NOISE LEVEL GENERATED BY DELIVERIES IN THE EARLY MORNING OR LATE EVENING HOURS.
4. REDUCE THE HPAC NOISE GENERATED, AND SCREEN THAT EQUIPMENT FROM THE NEIGHBORS.

Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS. - None.

ITEM-14: MESA GRANDE, TENTATIVE MAP/PLANNED RESIDENTIAL DEVELOPMENT PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT/HILLSIDE REVIEW PERMIT 98-0445.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-150. Second by Butler. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-15: PROPOSED SECOND QUARTERLY UPDATE TO THE LAND DEVELOPMENT CODE.

Beth Murray presented Report to the Planning Commission No. P-00-142, and submitted an addendum, dated August 17, 2000 providing revisions to the proposed language changes that have been modified.

Testimony in favor by Craig Benedetto, Darrell Dougherty, Mindy Pellissier, Ramon Vale, Joy Williams, Dana Segvin and Joanne Pearson

Testimony in opposition by Courtney Coyle, Lynne Christenson

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THE HISTORICAL RESOURCES GUIDELINES ELEMENT BE CONTINUED IN ORDER FOR THIS TO BE TAKEN TO THE HISTORICAL RESOURCES BOARD FOR THEIR REVIEW AND RECOMMENDATION. Motion was withdrawn.

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE PROPOSED SECOND QUARTERLY UPDATE TO THE LAND DEVELOPMENT CODE WITH THE EXCEPTION OF THE ARTIFACT CURATION - HISTORICAL RESOURCES GUIDELINES, AND DIRECT STAFF TO TAKE THIS MATTER TO THE HISTORICAL RESOURCES BOARD FOR THEM TO PROVIDE RECOMMENDATIONS TO THE PLANNING COMMISSION; TELECOMMUNICATION FACILITIES REGARDING PERFORMANCE STANDARDS, AND FLOODPLAIN REGULATIONS, AND CONTINUE THESE THREE ITEMS TO SEPTEMBER 28, 2000. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:40 p.m.

