

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 16, 1999  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:07 a.m. Chairperson Steele adjourned the meeting at 6:15 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-present  
Commissioner Geralda Stryker-present  
Commissioner Frisco White-present  
Betsy McCullough, Planning & Development Review-not present  
Bob Manis, Planning & Development Review  
Mary Jo Lanzafame, 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 FOR AGENDA ITEMS:

Joanne Pearson of the Sierra Club requested that Item #8, Irving Residence be pulled from the docket as the public record is incomplete due to the lack of time for review of the environmental document. After much discussion, this request was denied.

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

Item No. 9, Raphael's Party Rental Project was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Gail Goldberg City Planner advised that at the LU&H meeting, the committee recommended that the City Council apply the airport environs overlay zone to Lindbergh Field.

The Mayor began a series of workshops on the commercial airport in San Diego and the materials distributed during that workshop will be provided to the Commission, along with the video tape of that meeting. This is the first of a series of workshops and the Commission will be advised of future scheduled dates.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised the City Planner that the Commission has frequently requested a workshop on industrial land supply and requested that this move forward quickly and a workshop be held. Ms. Goldberg was in concurrence and advised she will schedule this in the near future.

Commissioner Skorepa requested that staff provide guidelines for the Commission, the public and applicants as to what exactly a "plan initiation" is and all details involved with it, in an effort to educate all concerned. Applicants should have guidelines as well as to what is required of them to bring forward before hearing bodies. Perhaps it might not be termed an "initiation", but use a process that would be more definable. Staff to provide existing guidelines and discuss any changes that might be considered to achieve this goal.

Staff was requested to remind applicants and the public to provide material to the Commissioners prior to the date of the hearing as the Commissioners may not be able to read it at the hearing.

ITEM-6: APPROVAL OF THE MINUTES OF SEPTEMBER 2, 1999.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES. Second by White. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-7: THE TRAILS, REZONE/RESOURCE PROTECTION ORDINANCE/PLANNED RESIDENTIAL DEVELOPMENT/MISSION TRAILS DESIGN DISTRICT PERMIT NO. 98-0695, AND A STREET VACATION.

Patricia Grabski presented Report to the Planning Commission No. P-99-147 and discussed the status of the project since the last hearing.

Testimony in favor by Matt Peterson.

Testimony in opposition by Dan Karsh.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AND CERTIFY NEGATIVE DECLARATION AND APPROVE CUP NO. 99-0369, SUBJECT TO CONDITIONS AS OUTLINED IN STAFF REPORT. STAFF TO TAKE

THE OPINION OF THE NAVAJO PLANNING GROUP'S TRAFFIC COMMITTEE FORWARD WITH THE PROJECT TO THE CITY COUNCIL SO THE COUNCIL IS AWARE OF THEIR CONCERNS. Second by Skorepa. Passed by a 7-0 vote.

ITEM-8: IRVING RESIDENCE, COASTAL DEVELOPMENT/CONDITIONAL USE/HILLSIDE REVIEW PERMIT AND VARIANCE NO. 98-1074, APPEAL OF A PROCESS THREE HEARING OFFICER APPROVAL.

Dan Stricker presented Report to the Planning Commission No. P-99-156.

Testimony in favor by Jim Dawe and Eric Naslund.

Testimony in opposition by Joanne Pearson, Debra Blum, Dedi Ridenour, Marilyn Cross, Shammy Dingus, Ann Swanson, K. Harry, Jim Peugh, Mary Wick, Shirley Larson, Alan Geraci.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. THE APPLICANT WILL MAKE COLORATION CHANGES TO THE ASPHALT DRIVEWAY SURFACING TO CREATE THE LOOK OF A NATURAL ROADWAY.
2. THE APPLICANT WILL REVEGETATE THE ABANDONED CLARK DRIVEWAY WITH APPROPRIATE NATIVE VEGETATION FOR THAT AREA.
3. THERE SHALL BE PROHIBITION OF INVASIVE PLANT SPECIES WITHIN THE APPROPRIATE DISTANCE FROM THE EDGE OF THE MHPA BOUNDARY.
4. THERE WILL BE NO SURFACE DRAINAGE FROM THE PROPERTY INTO THE PARK OR THE MHPA AREA, AND THAT IT SHOULD GO TO THE APPROPRIATE CATCH BASINS OF THE MUNICIPAL STORM WATER SYSTEM.

5. REQUEST THAT THE APPLICANT LOOK AT ALTERNATIVE WAYS FOR THE RETAINING WALL - PERHAPS BY ADDING TEXTURE.
6. STAFF TO MAKE CERTAIN THAT THE LIGHTING IS FULLY SHIELDED ON THE PROPERTY.
7. MODIFICATIONS TO THE NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM SHALL ALSO BE INCORPORATED.

Second by Butler. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-9: RAPHAEL'S PARTY RENTAL.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-99-145. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-10: BAY CITY TELEVISION BROADCAST FACILITY. CONDITIONAL USE PERMIT 99-0369.

Michelle Sokolowski presented Report to the Planning Commission No. P-99-140.

Testimony in favor by John Witt and Ken Lounsbery.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION WITH A 10 YEAR TIME LIMIT ON THE PERMIT. Second by Brown. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-11: FAIRBROOK ESTATES, VESTING TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT AND MMRP NO. 98-1011.

Bob Korch presented Report to the Planning Commission No. P-99-148, and read revisions into the record.

Testimony in favor by Mel Roop, Doug Boyd, Bob Dingeman, Linda Sloan, Michael McCormick.

Testimony in opposition by Craig Beam.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE MODIFICATIONS READ INTO THE RECORD BY STAFF, AND WITH THE CONDITIONS REQUESTED BY THE SCRIPPS RANCH PLANNING GROUP IN THEIR LETTER DATED SEPTEMBER 9, 1999. FOR ITEM NO. 3 SPECIFY THAT THE EASEMENT WILL BE OUTSIDE THE BERM AREA; AND THE ACCESS ROAD WILL NOT BE ON TOP OF THE BERM, BUT WILL BE INSIDE THE BERM. DEVELOPER WAS REQUESTED TO WORK WITH THE PLANNING GROUP ON TRAFFIC CONTROL. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Commissioner Butler abstaining and Commissioner Skorepa not present.

ITEM-12: 54<sup>TH</sup> PLACE AND ORANGE, TENTATIVE MPA, MID-CITY  
DEVELOPMENT PERMIT AND MMRP NO. 99-0322.

Bob Korch presented Report to the Planning Commission No. P-99-149.

Testimony in favor by John Norman, Werner von Gundell, William  
Stewart, Dan Powell, Douglas Powell.

Testimony in opposition by Laura Rieball, Jolaine Harris, Donald Weir.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION  
WITH THE ADDITIONAL CONDITION THAT THE USE OF ANTI-  
GRAFFITI TREATMENT BE USED ON THOSE FENCES THAT FACE  
PUBLIC STREETS. THE DEVELOPER WAS REQUESTED TO WORK  
WITH THE HOA IN THE DEVELOPMENT OF A PLAYGROUND OR TOT  
LOT. Second by Butler. Passed by a 6-0 vote with Vice-Chairperson  
Anderson not present.

ITEM-13: WORKSHOP - BALLPARK - PRESENTATION OF FINAL SEIR.

Workshop held.

ITEM-14: WORKSHOP - BROWN FIELD MASTER PLAN PROJECT -  
COMPREHENSIVE REDEVELOPMENT OF BROWN FIELD.

Workshop held.

The Planning Commission meeting was adjourned by Chairperson Steele at 6:15 p.m.