

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
SEPTEMBER 21, 2000  
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 9:04 a.m. Chairperson Steele adjourned the meeting at approximately 3:10 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-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Kelly Broughton, Planning & Development Review-not present  
Gary Halbert, Planning & Development Review-present  
Linda Lugano, Recorder-not present  
Beverly Allen, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:

None.

ITEM-2: REQUESTS FOR CONTINUANCE.

Staff requested that Item No. 6, CUP Amendment (382-PC)/99-1275, La Pacifica RV Park, be continued to September 28, 2000, as the applicants would not be available for this hearing.

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

Items No. 9 and No. 11 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele reported that he discussed the idea of a joint workshop between the City of San Diego Planning Commission and the County Planning Commission, with the Chair of the County's Planning Commission. The County Chair has agreed to meet, and a date should be scheduled within the next month and a half.

ITEM-6: LA PACIFICA RV PARK, CONTINUED FROM AUGUST 10, 2000, PROPOSING TO AMENDED CUP NO.382-PC CONDITION 2 (C) TO ALLOW FOR: (1) A CHANGE IN THE SIGN AREA OF THE EXISTING FREEWAY ORIENTED SIGN FROM 50 SQ. FT. TO 159.25 SQ. FT.; (2) TO CHANGE THE HEIGHT OF THE EXISTING FREEWAY SIGN FROM 30 FT. TO 40 FT. AND, 3) CHANGE THE EXISTING ENTRANCE GROUND SIGN AREA FROM 32 SQ. FT TO 39.5 SQ. FT.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CONTINUE TO SEPTEMBER 28, 2000.  
Second by Butler. Passed by a 7-0 vote.

ITEM-7: CENTRE COURT APARTMENTS, REQUESTING MID-CITY DEVELOPMENT (MCD) PERMIT NO. 99-1228 (CENTRE COURT APARTMENTS), WHICH WOULD ALLOW CONSTRUCTION OF 34 TWO-BEDROOM APARTMENT UNITS WITHIN A FOUR-STORY BUILDING, PROVIDING ENCLOSED PARKING AND ASSOCIATED SITE LANDSCAPING.

Bill Tripp briefed the Planning Commission on the status of the project since it was last heard.

Testimony in favor by Todd Downing, Ian Epley, Gary Taylor and Dan Liewer.

No one present to speak in opposition to this project.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Butler. Passed with a 7-0 vote.

ITEM-8: PRESIDIO VIEW, CASE NO. 99-0348, TO PERMIT THE REDEVELOPMENT OF A 20.46 ACRE SITE THAT INCLUDES THE EMINENT DEMOLITION OF EXISTING USES ON A 7.15 ACRE PORTION FOR THE CONSTRUCTION OF A 350 UNIT APARTMENT PROJECT WITH A REZONE AND FUTURE REDEVELOPMENT OF THE 8.31 ACRE HOTEL SITE WITH BOTH PORTIONS UTILIZING A TRANSFER OF ADT'S FROM A NON-ADJACENT 5.0 ACRE PARCEL TO INCREASE DEVELOPMENT INTENSITIES.

Robert Korch briefed the Planning Commission on the status of this project since the last hearing.

John Wilhoit, Anne Lowry, Steve Lindsay, Bing Luu, and Anne French-Gonsalves gave the presentation to the Commission.

Testimony in favor by Donna Jones.

Testimony in opposition by Steve Cushman and William A. Steen.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION WITH MODIFICATIONS TO THE CONDITIONS. Second by Skorepa. Failed by a 3-4 vote, with Chairperson Steele, Vice-Chairperson Anderson, and Commissioners Butler and Stryker voting nay.

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION, WITH THE ADDED CONDITION THAT THE STREET FRONTAGE ALONG HOTEL CIRCLE NORTH BE IMPROVED TO THE FULL 3-LANE WIDTH. Second by Butler. Passed by a 5-2 vote with Vice-Chairperson Anderson and Commissioner Stryker voting nay.

ITEM-9: ENCANTO URBAN VILLAGE, 99-1371, A PERMIT TO CONSTRUCT 26 AFFORDABLE RESIDENTIAL CONDOMINIUMS (AS DESCRIBED IN AND BY REFERENCE TO THE APPROVED EXHIBITS "A" AND CORRESPONDING CONDITIONS OF APPROVAL FOR THE ASSOCIATED PERMIT NO. 99-1371, ON PORTIONS OF A 1.45 ACRE SITE, LOCATED AT 6370 AKINS AVENUE, IN THE MF-3000 ZONE OF THE ENCANTO NEIGHBORHOOD OF THE SOUTHEAST SAN DIEGO COMMUNITY PLAN. THE PROJECT SITE IS LEGALLY DESCRIBED AS LOTS 8, 9, & 17, BLOCK 5, ENCANTO HEIGHTS, MAP 1063.

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-168. Second by Butler. Passed by a 6-0 vote, with Commissioner White abstaining.

ITEM-10: PROPOSED SECOND AMENDMENT TO THE CITY HEIGHTS REDEVELOPMENT PLAN, REQUESTED TO MAKE A RECOMMENDATION ON THE PROPOSED REDEVELOPMENT PLAN AMENDMENT AND MAKE A FINDING OF WHETHER THE PROPOSED AMENDMENT IS CONSISTENT WITH THE LOCAL COMMUNITY PLAN AND CITY GENERAL PLAN, THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA, 1984 ACRES WITHIN THE MID-CITY COMMUNITIES PLANNING AREA, LOCATED EAST OF I-805, NORTH OF HOME AVENUE, SOUTH OF MONROE AVENUE AND WEST OF 54TH STREET.

Jim LoBue, staff, requested that this item be continued to October 26, 2000 as the City Council introduced zoning to implement the Mid-City Community Plan. As of today, this project is consistent with the Community Plan, but if amended, it will not be.

No one present to speak on this item.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CONTINUE TO OCTOBER 26, 2000. Second by Stryker. Passed by a 7-0 vote.

ITEM-11: ADESA AUTO AUCTION, CUP/OMDDP 98-0162, A CONDITIONAL USE PERMIT/OTAY MESA DEVELOPMENT DISTRICT PERMIT FOR A 10-ACRE PARKING LOT AT 2241 CACTUS ROAD TO STORE AUTOMOBILES, PENDING AUCTION.

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-167. Second by Butler. Passed by a 7-0 vote.

ITEM-12: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS.

Staff requested that Item 14, Padget Guest House, be continued to October 19, 2000, due to a noticing error.

ITEM-13: BEACH HOUSE MARKET (CUP 40-0283, PROCESS 3), APPEAL OF THE DECISION OF THE HEARING OFFICER, FOR AN APPLICATION WITH THE CITY OF SAN DIEGO TO ADD BEER & WINE SALES TO AN EXISTING CONVENIENCE STORE, WHERE SUCH USE REQUIRES A CONDITIONAL USE PERMIT (AS DESCRIBED IN AND BY REFERENCE TO THE APPROVED EXHIBITS "A" AND CORRESPONDING CONDITIONS OF APPROVAL FOR THE ASSOCIATED PERMIT NO. 40-0283), ON PORTIONS OF A 1,222-SQUARE-FOOT SITE, LOCATED AT 3833 MISSION BOULEVARD IN THE NC-N ZONE OF THE MISSION BEACH PLANNED DISTRICT, WITHIN THE MISSION BEACH PRECISE PLAN AREA, AND IS LEGALLY DESCRIBED AS A PORTION OF BLOCK 208, MISSION BEACH, MAP 1651.

Norm Stockton presented Report to the Planning Commission No. P-00-158. Also Joe Dalton, with Crime Analyst, San Diego Police Department, gave a presentation.

Testimony in favor by Zak Youness, Jean A. McGuire, Dorian Estes, Brad D. Estes, Andrew Sater, Robert Therrien, Melanie Edelstein, Sharman Wirtzfeld, David Martz, and Barbara Parker.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO GRANT THE APPEAL AND APPROVE THE PROJECT WITH THE ADDED CONDITIONS THAT WE THE HOURS TO SELL THE ALCOHOL BE LIMITED FROM NOON UNTIL 10:00 P.M.; NO INDIVIDUAL CANS OR KEGS BE SOLD; THE LICENSE WILL NOT BE TRANSFERRED; ABIDE BY THE ABC RULES THAT THE VOLUME IN THE STORE BE KEPT TO 4%, THE TIME LINE ON THE CONDITIONAL USE PERMIT BE REDUCED FROM 10 YEARS TO 5 YEARS AND BE RE-EVALUATED AT THAT TIME, AND THAT THE POLICE DEPARTMENT KEEP STATS ON HOW MANY PEOPLE CALL FOR SERVICE DIRECTLY RELATED TO THIS PARTICULAR SITE. Second by Anderson. Passed by a 7-0 vote.

ITEM-14: PADGET GUEST HOUSE - APPEAL OF STAFF DECISION, TO CONSTRUCT A NEW 696 SQUARE FOOT GUEST QUARTERS ABOVE AN EXISTING DETACHED GARAGE, WITH A 216 SQUARE FOOT CARPORT ADDITION TO THE GARAGE, ON PORTIONS OF ON A 6,121 SQUARE FOOT LOT, LOCATED AT 1264 OPAL STREET, BETWEEN FANUEL STREET AND EVERTS STREET IN THE RS-1-7 ZONE, COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMIT OVERLAY ZONE WITHIN THE PACIFIC BEACH COMMUNITY PLAN AREA.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE TO OCTOBER 19, 2000. Second by Skorepa. Passed by a 7-0 vote.

ITEM-15: MOUNTAIN VIEW COMMUNITY CENTER - APPEAL OF THE HEARING OFFICER'S DECISION, TO DENY APPEAL AND APPROVE THE SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT TO CONSTRUCT A NEW 81,00 SQUARE FOOT COMMUNITY CENTER WHICH INCLUDES; A MULTI-PURPOSE GYMNASIUM WITH BLEACHERS AND ADJOINING PLATFORM; MEETING ROOMS; EXERCISE ROOM; DANCE STUDIO' LOCKER ROOM; GAME/CRAFT/COMPUTER ROOMS; OFFICE AND STORAGE AREAS, KITCHEN; LANDSCAPING AND SURFACE PARKING ON CITY-OWNED PARK LAND.

John Fisher presented Report to the Planning Commission No. P-00-157.

Testimony in favor by Tom Cartier and Glenda Gates.

Testimony in opposition by Reynaldo Pisano.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY THE APPEAL AND APPROVE STAFF'S RECOMMENDATION AND RECOMMEND THE VACATION OF BOUNDARY STREET FROM "T" STREET TO HEMLOCK STREET WITH ONLY STREET CONVERSION TO BE THE ADDITION OF BOLLARDS AND CONVERT 40TH STREET TO TWO-WAY TRAFFIC. Second by Skorepa. Passed with a 5-0 vote with Commissioners Butler and White not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:10 p.m.