

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
OCTOBER 28, 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 9:04 a.m. Chairperson Steele adjourned the meeting at 3:30 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-present  
Linda Lugano, Recorder-present

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

David Watson representing SeaWorld confirmed the Commission's receipt of a draft outreach plan proposal which will be docketed for discussion at a workshop on December 2, 1999.

ITEM-2: REQUESTS FOR CONTINUANCE FOR AGENDA ITEMS:

Jim Dawe requested that item No. 8, Sorrento Point be continued to sometime in February, 2000 for time to complete an environmental impact report.

Kevin Sullivan of Planning & Development Review requested that Hodges Golf Center which was noticed for October 28, 1999 but did not appear on the agenda, be continued to November 18, 1999.

John Fisher of Planning & Development Review requested that Item No. 13, Headquarters Point Research Park be continued due to recent State Government Code information just received.

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:

None.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised that the committees have been formed for the Strategic Plan Update. The first workshop is scheduled for November 4, 1999, but due to a lack of a quorum this workshop will be rescheduled.

ITEM-6: APPROVAL OF MINUTES FROM OCTOBER 14, 1999.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE MINUTES WITH A REVISION TO THE MOTION ON ITEM NO. 13, TO STATE THAT COMMISSIONERS WHITE AND SKOREPA WERE NOT PRESENT AND THAT COMMISSIONER BUTLER WAS PRESENT. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-7: DRAPER AVENUE CONDOMINIUMS.

Dan Stricker summarized the status of this project since its continuance on September 2 and 30, 1999 at the request of the applicant to continue discussions on the required coastal affordable housing compliance agreement. Mr. Stricker also read revisions into the record.

Testimony in favor by Rebecca Michaels, and Joanne Pearson.

Testimony in opposition by Sally Spiess.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO DENY STAFF'S RECOMMENDATION BASED ON THE FACT THAT FINDING 'A' IN THE LA JOLLA PDP FINDINGS CANNOT BE MADE AND WOULD NOT FULFILL A COMMUNITY NEED. Staff was directed to clarify the discussion held at this meeting to the City Council should this project be appealed, and that the Commission would like to provoke a policy discussion around affordable housing. The City Attorney was directed to look into the parity issue, fair share distribution and in-lieu fees and report back. Also, staff was directed to schedule a Planning Commission workshop on the update of the La Jolla Community Plan, in particular to focus on views, affordable housing and compatibility with the community. Second by White. Passed by a 5-2 vote with Commissioners Brown and Butler voting nay.

ITEM-8: SORRENTO POINT CDP/PID/HRP/SCR PERMIT NO. 98-0677.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE TO FEBRUARY, 2000. Second by White. Passed by a 5-0 vote with Commissioners Butler and Stryker not present

ITEM-9: SERRA MESA OPEN SPACE PROJECT. AMENDMENT TO THE SERRA MESA COMMUNITY PLAN AND IMPLEMENTING REZONES.

Tracy Reed and Betsy McCullough presented Report to the Planning Commission No. P-99-163.

Testimony in favor by Edward Mansfield, Barbara McLachlan, Cindy Moore, Kathy Elliott, Barbara Withers Carol Marcotte.

Testimony in opposition by Clifford LaMonte.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE STAFF REPORT. Second by Stryker. Passed by a 7-0 vote.

ITEM-10: OTAY MESA 7-11 TENTATIVE MAP. TENTATIVE MAP NO. 98-0904.

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT NO. P-99-178. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-11: CARMEL ESTATES - VESTING TENTATIVE MAP/CARMEL VALLEY DEVELOPMENT PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT (VTM/CGVPD/RPO NO. 95-0381).

Nick Osler presented Report to the Planning Commission No. P-99-167 and read several revisions and additions into the record from the Planning & Development Review Department, as well as replacement conditions from the Park & Recreation department.

Testimony in favor by Chuck Corum.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THEIR REPORT, AS WELL AS REVISIONS AND ADDITIONS READ INTO THE RECORD WITH THE STIPULATION THAT STAFF WILL DELETE FROM THE PERMIT DOCUMENT, REFERENCES TO ALL PARTIES EXCEPT FOR STANDARD PACIFIC CORPORATION, AS THE APPLICANT, AND WESTBROOK TORREY HILLS. Second by Skorepa. Passed by a 6-0 vote with Chairperson Steele abstaining.

ITEM-12: CARMEL OAKS EXTENSION OF TIME FOR VESTING TENTATIVE MAP (VTM 95-0388).

**COMMISSION ACTION:**

CONSENT MOTION BY WHITE TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT NO. P-99-177. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-13: HEADQUARTERS POINT RESEARCH PARK. REZONE, VTM, PID, RPO, CDP NO. 99-0036.

**COMMISSION ACTION:**

MOTION BY WHITE TO CONTINUE. Second by Anderson. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-14: PROPOSED SOUTHEASTERN SAN DIEGO PLANNED DISTRICT ORDINANCE AMENDMENT NO. 99-0560.

Linda Marabian presented Report to the Planning Commission No. 99-168.

Testimony in favor by Carolyn Smith, Kurt Chilcott, Jerry Trimble, John Armenta, Eric Lathers, Saad Jervis, Robert Robinson, Angela Harris, Abdue Rahim Hamud, Ray Smith, Chip Owen.

Testimony in opposition by Dede McClure, Reynaldo Pisano, Vernon Brinkley, Ardelle Mathews, Shirley Jones, Doris Anderson, Dr. Jan Jackson, Roberto Rodriguez, Clarissa Reyes, Dr. Michael Hager, Dorothy Smith, Bill Lyons, Cathleen MacLeod.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY CERTIFY THE NEGATIVE DECLARATION NO. 99-0560 AND AMEND THE SOUTHEASTERN PLANNED DISTRICT ORDINANCE TO PERMIT THE USE OF WHOLESALE DISTRIBUTION OF FRUITS, VEGETABLES AND PLANT PRODUCTS IN THE I-1 INDUSTRIAL ZONE. AN ADDED CONDITION OF THIS RECOMMENDATION WAS TO REQUIRE A SPECIAL PERMIT FOR ALL PROJECTS IN THE I-1 ZONES THAT PROPOSE THIS USE. THE SPECIAL PERMIT WILL REQUIRE A SOUTHEASTERN SAN DIEGO PDO PERMIT AND THE APPROVAL PROCESS IS RECOMMENDED TO BE ELEVATED FROM A PROCESS 3 TO A PROCESS 4. Second by Anderson. Passed by a 6-0 vote with Commissioner Butler abstaining.

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL THAT THEY DIRECT THE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION TO STUDY THE MARKET STREET/EUCLID AVENUE "HUB" AND EVALUATE THE POSSIBILITY OF DESIGNATING THE AREA AS A "CULTURAL/EDUCATIONAL DISTRICT". ALSO TO STUDY THE POSSIBILITY OF REZONING AND/OR AMENDING THE COMMUNITY PLAN TO ALLOW THIS DESIGNATION. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-15: EASTGATE AUTO LOT SPLIT TENTATIVE PARCEL MAP/VARIANCE  
TPM/VAR. NO 98-1132.

John Fisher presented Report to the Planning Commission No. P-99-180.

Testimony in favor by Larry Doherty.

Testimony in opposition by Todd Carlson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION.  
Second by Butler. Passed by a 7-0 vote.

ITEM-16 STAYBRIDGE SUITES HOTEL: REZONE FROM M-1B TO M-1 AND  
PLANNED INDUSTRIAL DEVELOPMENT PERMIT TO CONSTRUCT A  
132 ROOM HOTEL NO. 98-0781. *miss memo*

Bob Gentles presented Report to the Planning Commission P-99-179.

Testimony in favor by Cynthia Davis, Tom Bue Huschnider.

No one to speak in opposition.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL  
THAT THEY APPROVE STAFF'S RECOMMENDATION AS OUTLINED  
IN REPORT TO THE PLANNING COMMISSION NO. P-99-179. Second  
by White. Passed by a 5-0 vote with Vice-Chairperson Anderson not  
present and Commissioner Butler abstaining.

ITEM-17: STREET DESIGN MANUAL UPDATE.

Robb Zaino presented report to the Planning commission No. 99-182.

This was an informational report from the City engineer regarding the Street Design Manual. Report given.

The Planning Commission meeting was adjourned by Chairperson Steele at 3:30 p.m.