

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 29, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:03 a.m. Chairperson Steels adjourned the meeting at 11:21 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-not present
Bob Didion, Principle Planner, DSD-present
Linda Lugano, Recorder-present

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

Rudy Watson advised the Commission of a personal problem she has encountered with the Bank of America.

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

Larry Dougherty of GTE requested that Item No. 10, Statton Court - GTE Mobilnet be continued to November 19, 1998 as he just recently received the staff report.

Patrick Hooper, Development Services requested that Item No. 14, Point Loma Nazarene University Five Year Review be continued to December 3, 1998.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
None.

Items No. 12, 13, 17 and 18 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Vice-Chairperson Anderson advised he attended the LU&H hearing regarding the Street Design Manual. This item was continued to November 18, 1998 due to time constraints for the World Series. Mr. Anderson reported on staff recommendations and how they differed from Planning Commission recommendations.

Staff report did add to the SDM, an appendix stating the traffic calming measures; and a footnote throughout the report, stating that the community plans supercede the SDM. However, most of the community plans do not comment on street design to this level of specificity and most of the City would still be subject to SDM guidelines until the community

plans are amended. Mr. Anderson will attend the meeting of the 18th and report back to the Commission.

Commissioner Stryker advised that she had taken a tour of the SEDC Redevelopment areas to familiarize herself with the area.

Chairperson Steele announced that on Saturday, October 31 at 10:00 a.m. the City of San Diego Park & Recreation Department and the Encanto Recreation Council invited all to dedicate the "Verna Quinn Athletic Field".

ITEM-6: APPROVAL OF THE MINUTES OF OCTOBER 15, 1998.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES OF OCTOBER 15, 1998 WITH THE FOLLOWING REVISION TO THE MOTION ON ITEM 6A - DEL RAY TO ADD THESE SAME CONSIDERATIONS TO THE OTHER TWO UNIMPROVED LOTS. IMPROVEMENTS TO BE MADE TO LOTS 2,3, AND 4. Second by White. Passed by a 5-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining as they were not present.

ITEM-7: INITIATION OF AN AMENDMENT TO THE MISSION VALLEY, NAVAJO AND COLLEGE AREA COMMUNITY PLANS AND PROGRESS GUIDE AND GENERAL PLAN TO UPDATE THE TRANSPORTATION SECTION AND IDENTIFY THE ADOPTED ALIGNMENT FOR THE MISSION VALLEY EAST LIGHT RAIL TRANSIT PROJECT. PROJECT NO. 98-0794.

Coleen Frost presented Report to the Planning Commission No. P-98-176.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 6-0 vote with Commissioner Stryker abstaining.

ITEM-8: INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE APPROXIMATELY 3.7 ACRES ON THE CORNER OF REGENTS ROAD AND NOBEL DRIVE FROM MEDIUM DENSITY RESIDENTIAL USE TO HIGH DENSITY RESIDENTIAL USE.

Kerry Varga-Santoro presented Report to the Planning Commission No. P-98-206.

Testimony in favor:

Paul Robinson, representing Lincoln Property Company. Gave history of the original zoning of this property and the error that was made. Feels this is a routine and relatively minor amendment to the UC Plan.

Testimony in opposition to the project:

David Sanderfer, member of the UC Planning Group representing himself. Feels there was no error made at the time the Master Plan was created. Requested that this item be delayed as they have several other amendments coming on board and feels it will create a severe impact to the community.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE INITIATION. Second by White. Passed by a 6-0 vote with Chairperson Steele abstaining.

ITEM-9: APPEAL OF CITY MANAGER DECISION TO APPROVE AN AMENDMENT TO THE TORREY RESERVE COMMERCIAL DEVELOPMENT PCD/CDP NO. 98-0550.

P.J. Fitzgerald presented Report to the Planning Commission No. P-98-186.

Testimony in favor by:

Janet Waltz, representing the applicant. Gave background and history of the day care center. Expressed that this project was originally proposed as part of the overall PCD of the Torrey Reserve. Discussed the ADT's and the restriction of the permit for business employees of Torrey Reserve only. Addressed the traffic issue and that this will not add more ADT's to the road.

Teresa Illich, ABC Children's Center. Spoke to the issue of the future when additional children will be in attendance. Explained they have to maintain two leases - one for the business park employees and the other for the community. The business employees will always have priority.

John Chamberlain, American Assets. They have implemented all of the mitigation measures arrived at the Hearing Officer's hearing.

Testimony in opposition by:

Bill Schwenker, Arroyo Sorrento Resident. Spoke to the environmental document regarding the square footage. Gave history of how and when he purchased his property and what was planned for the area. He was informed that the zoning would not be changed and now instead of one and two story buildings, there are three and four story buildings. This center should cater only to the business park employees.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO DENY THE APPEAL AND APPROVE THE PROJECT. Second by Watson. Passed by a 7-0 vote.

ITEM-10:

JP
GTE

GEF MOBILNET-STATTON COURT SITE. CONDITIONAL USE PERMIT 91-0303-62 TO ALLOW A TIME EXTENSION OF AN EXPIRED TELECOMMUNICATION FACILITY.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO NOVEMBER 19, 1998. Second by Skorepa. Passed by a 7-0 vote.

ITEM-11 **1264 NAUTILUS STREET TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT AND VARIANCE, PROJECT NO. 96-7685.**
Bob Korch presented Report to the Planning Commission No. P-98-190.

Testimony in favor by:

Aage Frederiksen, owner. Advised this project was brought before the La Jolla Community Planning Association at two meetings, and both times it was approved. Immediate neighbors are very supportive of this project. Explained that the new lot's driveway will give the Fire Department access to a canyon where none currently exists. This will benefit all the homes in this canyon. The new project will not impact anyone's view. Just recently they were advised by staff that the City would not support their panhandle lot.

David Lyon, architect. Advised that this project contains sound design principles, and they utilized stepped features with more character, and will provide fire access to the canyon.

Testimony in opposition by:

Robert Hayes, Helen Vaughn, Marjan Vafaie, Laurie Losse, neighbors. Feel this project does not comply with the Municipal Code and it would set a significant precedent in this community. Concern is that if this one is allowed to be developed, what will stop others from doing the same thing. This canyon is one of the last remaining ones left in La Jolla and there is wild life and a lot of plant life in the canyon. They will also all lose their ocean view. The immediate neighbors do not support this house. The canyon is too big and has a steep area which is a natural drainage area - the house could not possibly be built in it.

William Timmerman, neighbor. Advised he just purchased a lot adjacent to the applicant's. They bought to have the canyon and wildlife. This would destroy nature and the community and this cannot be done. Please vote no.

James O'Neil, Neighbor. Is in opposition to the panhandle lot which will encroach on undisturbed natural habitat and greatly increase population density in this area, as well as the apparent abuse of process that has allowed the project to proceed to this level of hearing.

Katherine Haskett, neighbor. If this house is allowed to be built, the occupants will be able to look right into her home.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE REQUESTED TENTATIVE MAP, CDP AND VARIANCE FOR A TWO LOT SUBDIVISION PROPOSING A PANHANDLE LOT WITH VARIANCE FOR REDUCED STREET FRONTAGE. THE FINDINGS SHOULD BE ENHANCED AS FOLLOWS:

FINDING F - SHOULD BE REVISED TO READ "THE PROPOSED DEVELOPMENT WILL **NOT** MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS..." AND THE TEXT SHOULD BE REWRITTEN TO REFLECT WHAT IS ACCURATELY HAPPENING.

FINDING H - THE SENTENCE FROM THE COUNCIL POLICY SHOULD BE QUOTED DIRECTLY, "THE PURPOSE OF PANHANDLE LOTS IS TO IMPROVE THE ENVIRONMENT BY PRESERVING TREES, ROCK OUTCROPPINGS..." AND CORRECT THE TYPO IN THE NEXT TO LAST LINE TO READ "... VIRTUALLY ELIMINATES "ALL" OF THE NATURAL..."

Second by Skorepa. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-12: PENIEL, TENTATIVE MAP FOR CONDOMINIUMS, CASE NO. 98-0705.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE. Second by Skorepa. Passed by a 7-0 vote.

ITEM-13: MARAVILLA II (LA QUINTA INN). REZONE AND MISSION VALLEY PLANNED DISTRICT/RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7234.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE. Second by Skorepa. Passed by a 7-0 vote.

ITEM-14: PT. LOMA NAZARENE UNIVERSITY - FIVE YEAR REVIEW.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE TO DECEMBER 17, 1998. Second by White. Passed by a 6-0 vote with Commission Watson abstaining.

ITEM-15: APPEAL OF THE DECISION OF THE HEARING OFFICER: DE LA FUENTE TRUCK PARKING/STORAGE FACILITY PROPOSED OTAY MESA DEVELOPMENT PERMIT 96-7653.

Kevin Sullivan represented Report to the Planning Commission No. P-98-185.

Testimony in favor by:

Hal Pollard representing applicant. There is a lawsuit in progress between the City and the developer. Feels there has been a missed opportunity by the City to require substantial improvements be done to this business park because of the default of the earlier developer. Spoke to the fact that the impact fees are not realistic to make these improvements to spend eight million dollars to improve roads just to park trucks. Doesn't feel they should have to make these improvements when other

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO DENY THE APPEAL AND APPROVE THE PROJECT. STAFF WAS REQUESTED TO PROVIDE A REPORT ON THE STATUS OF THE EXISTING MASTER PLAN AT BROWN FIELD AT A FUTURE HEARING. Second by White. Passed by a 7-0 vote.

ITEM-16: AUTOZONE STORE 3 2826. REZONE FROM A1-10 ZONE TO CA ZONE.

This item was pulled from the docket by the Regional Manager for Autozone Company. He was just informed that the operational department has been studying the positioning of the front door and have determined they need additional time for evaluation. This will be redocketed to December 17, 1998.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO DECEMBER 17, 1998. STAFF WAS DIRECTED TO PROVIDE THE APPLICANT WITH THE LETTER FROM THE OTAY MESA NESTOR PLANNING GROUP. Second by Skorepa. Passed by a 7-0 vote.

ITEM-17: STEPPING STONE, AMENDMENT NO. 96-7649 FOR CONDITIONAL USE PERMIT NO. 85-0209.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE. Second by Skorepa. Passed by a 7-0 vote.

ITEM-18: CORPORATE PARK AT TORREY HILLS. TENTATIVE PARCEL MAP/PLANNED INDUSTRIAL DEVELOPMENT AMENDMENT PERMIT NO. 98-0698.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE. Second by Skorepa. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 11:21 a.m.