

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 9, 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 9:02 a.m. Commissioner Skorepa adjourned the meeting at 4:30 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-not present  
Commissioner Kathleen Garcia-present  
Betsy McCullough, Planning & Development Review-not present  
Bob Manis, 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-present

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

None.

ITEM-2: REQUESTS FOR CONTINUANCE.

Joanne Pearson requested that Item No. 7, Headquarters Point Research Park be continued due to inadequate information provided to the public. After some discussion, it was decided to hear this project at this meeting.

Craig Beam requested that Item No. 9, La Jolla Crossroads be continued as the EIR did not cover significant impacts that are apparent and the community has been denied information on these impacts. It was determined that this project should be heard at this meeting; therefore this request was denied.

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

There were no items to be placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

None.

ITEM-5: COMMISSION COMMENT:

None.

ITEM-6: APPROVAL OF THE MINUTES OF OCTOBER 26, 2000.

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THESE MINUTES. Second by Brown. Passed by a 5-0 vote with Vice-Chairperson Anderson abstaining as he was not present at this hearing, and Commissioner Stryker not present.

ITEM-7: HEADQUARTERS POINT RESEARCH PARK NO. 99-0036.

John Fisher presented Report to the Planning Commission No. P-00-199 and read an additional map condition resolution to address erosion and pollutants during and post construction activities into the record.

Testimony in favor by Roy Collins.

Testimony in opposition by Joanne Pearson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE TO DECEMBER 7, 2000 FOR ADDITIONAL INFORMATION ON POTENTIAL LAND SALE, OPEN SPACE, GRADING, DESIGN GUIDELINES AND PROVIDE TO-SCALE DRAWINGS, MORE DETAILED ANALYSIS OF EXISTING TREES ON SITE ESPECIALLY IN THE OPEN SPACE LAND, TREE SPECIES; PROVIDE THE EIR FOR THE CORPORATE RESEARCH PARK FOR RE-CIRCULATION OR A SUPPLEMENT AND ADDRESS THIS MATTER. Second by Anderson. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-8: INITIATION OF A RE-ZONE OF APPROXIMATELY 13 ACRES CURRENTLY ZONED CC-1-3 (COMMUNITY COMMERCIAL) to CN-1-2 (AUTO-ORIENTED NEIGHBORHOOD COMMERCIAL).

Eden Nguyen presented Report to the Planning Commission No. P-00-190.

Testimony in favor by Sara Isgur and Kathryn Burton.

Testimony in opposition by Kari Desgalier.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-9: LA JOLLA CROSSROADS; UNIVERSITY COMMUNITY PLAN AMENDMENT AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN; RE-ZONE; TENTATIVE MAP; PLANNED INDUSTRIAL DEVELOPMENT PERMIT; PLANNED RESIDENTIAL DEVELOPMENT PERMIT; RESOURCE PROTECTION ORDINANCE PERMIT; AMENDMENT TO PRD 88-0500 AND PCD 90-0144.

Farah Mahzari presented Report to the Planning Commission No. P-00-186.

Testimony in favor by Eric Northbrook, Keith Merkel, Gunder Creager, Randy Safino, Cindy Eldred, Susanna Sofie Jose Christlieb, Mike Bentz, Mark Pidgeon, Patti Colburn, Gerald Geller, Rita Geller, Paula Schacht, Derrick Patrick, David Sorenson, Alice Tana, David Watson, Stuart Posnock, Paul Robinson, Stephen Butler, Lynn Dolby, David Chersashore.

Testimony in opposition by Craig Beam, David Peters, Paul Pieterse, Leslie Crawford, Martin Rye, Jesse Knighton, Larry Kofsky, David Sanderfer, Herbert Handy, Peter Hopf, Al Alexander, Donald Bernstein, Lorrain Duffy, Willard Smith, Peter Piazza, Theresa Sihnur, Zorba Casselman, William Bowling, Vince Lombardo.

Pubic testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONS:

1. THAT THE MITIGATION MONITORING REPORTING PROGRAM SHALL ADD A CONSTRUCTION TRAFFIC CONTROL PROGRAM, INCLUDING TRUCK ROUTE DIRECTION WHICH SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE FIRST GRADING PERMIT.
2. CONFIRMATION THAT THE STREET IMPROVEMENTS LISTED AS MITIGATION MEASURES B.1.1 THROUGH B.1.6 SHALL BE CONSTRUCTED PRIOR TO THE OPENING OF PHASE 1.

3. THE DEVELOPER AND OWNER/OPERATOR OF THE APARTMENT PROJECT SHALL PROVIDE A SHUTTLE FOR TRANSPORTATION TO A VARIETY OF LOCATIONS THROUGHOUT THE UNIVERSITY CITY AREA, AND TO THE SORRENTO VALLEY TRANSIT STATION.
4. CONDUCT AN INVESTIGATION OF CONSTRUCTION TRAFFIC-ONLY ACCESS SOUTH ON THE JUDICIAL DRIVE RIGHT-OF-WAY TO NOBEL WHICH SHALL BE USED FOR NORTH BOUND INGRESS CONSTRUCTION TRAFFIC AND SOUTHBOUND EGRESS CONSTRUCTION TRAFFIC PRIOR TO ITS ACTUAL IMPROVEMENT.
5. THE CITY ATTORNEY TO WORK WITH STAFF TO DESIGN LANGUAGE FOR ADDITIONAL AFFORDABLE HOUSING DENSITY UNITS TO THIS PROJECT.
6. TABLE 4.B-7, FROM THE FINAL EIR, BE ADDED TO THE PERMIT AS A PERMIT CONDITION, BUT SHALL BE REVISED TO REFLECT THE PHASING 1 TRAFFIC IMPROVEMENTS IN THE PERMIT.
7. THAT THE REMAINING SECOND PHASE TRAFFIC IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUING AN OCCUPANCY PERMIT FOR PHASE 11.

THE FOLLOWING SHALL BE REVISED:

1. IN THE PID/PRD PERMIT, CONDITION NO. 10 WHICH REFERS TO THE MMRP, SHALL STATE THAT "ALL MITIGATION MEASURES AND MONITORING SHALL BE IMPLEMENTED AS DESCRIBED IN THE MMRP.....".
2. QUANTIFY FINDINGS FOR THE RPO FINDINGS ON PAGE 4 OF 13 PARAGRAPH A, AND PAGE 5 OF 13, PARAGRAPH B, SHOULD BE REVISED TO BE CONSISTENT WITH THE FINDINGS OF THE ECONOMIC STUDY PROVIDED, AND INCLUDE A TITLE, AUTHOR AND DATE OF THE REFERENCED ECONOMIC STUDY.

PAGE 8 OF 13, RPO FINDINGS , SECTION 101.0462.0027 SHOULD BE CLARIFIED AS NOT HAVING ENOUGH HOUSING AT UCSD.

PAGE 9 OF 13, SECOND PARAGRAPH UNDER D, DELETE THE SENTENCE "AS EVALUATED IN THE EIR....APPLICANT'S INVESTMENT".

Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele abstaining, and Commissioner Stryker not present.

ITEM-10: INITIATION OF AMENDMENTS TO THE MISSION BAY PARK MASTER PLAN AND TRANSPORTATION ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN FOR THE QUIVIRA BASIN REDEVELOPMENT PROJECT AND INITIATION OF AMENDMENTS TO THE LOCAL COASTAL PROGRAM.

Howard Greenstein presented Report to the Planning Commission No. P-00-198.

Testimony in favor by Michael McDade.

Testimony in opposition by Donald Kotelko and Scott Andrews.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE INITIATION AND REQUESTED THAT A WORKSHOP BE HELD ON DECEMBER 14, 2000 TO DISCUSS THIS MATTER FURTHER. Second by Brown. Passed by a 4-0 vote with Chairperson Steele, Vice-Chairperson Anderson and Commissioner Stryker not present.

The Planning Commission meeting was adjourned by Commissioner Skorepa at 4:30 p.m.