

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 14, 2002  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:05 a.m. Chairperson Anderson adjourned the meeting at 4:21 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Bruce Brown-present  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Barry Schultz-present  
Commissioner Mark Steele-present  
Bob Manis, Planning Department-present  
Jeff Strohming, Development Services-present  
Marcela Escobar-Eck, Development Services-not present  
Mary Jo Lanzafame, Deputy City Attorney-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:**  
None.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Item No. 11, Sorrento Hills Commercial Re-zone; Item No. 12, Torrey Hills Center; Item No.13, Community Preparatory School and Item No. 15, Otay Mesa Mobil were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Bob Manis reported on the recent request by the Commission to provide Community Plans when an initiation or plan amendment is being heard before the Commission. Plans are being revised and electronically formatted and will be available as soon as they are completed; copies of pertinent elements and pages necessary for each initiation or amendment will be provided in the interim.

Mr. Manis also advised that staff will be providing a condensed version of the active amendments to the Community Plans reflective of the tracking matrix provided recently; and also reported out on actions taken at recent LU&H and City Council hearings on open space and Sunraod Spectrum.

ITEM-5: **COMMISSION COMMENT:**  
None.

ITEM-6: **APPROVAL OF MINUTES OF OCTOBER 24, 2002 AND OCTOBER 31, 2002.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF OCTOBER 24, 2002 WITH A CORRECTION TO THE VOTE ON ITEM 8 TO READ, "PASSED BY A 4-3 VOTE". Second by Garcia. Passed by a 7-0 vote.

MOTION BY BROWN TO APPROVE THE MINUTES OF OCTOBER 31, 2002. Second by Garcia. Passed by a 7-0 vote.

**ITEM-7: KOHL HOME OCCUPATION – PROJECT NO. 4687**

Linda Elliot and Mike Westlake presented Report to the Planning Commission No. P-02-200.

Testimony in favor of the appeal, opposed to the project by Jay Dunkelman, Mark Tate and Ken Andrews.

Testimony in opposition to the appeal, in favor of the project by Tim Kohl.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO DENY THE APPEAL AND APPROVE THE PROJECT SUBJECT TO THE CONDITIONS OF THE COMMUNITY PLANNING GROUP AS OUTLINED IN THE STAFF REPORT: NO. 1, CUSTOMERS AND EMPLOYEES MUST USE OFF-STREET PARKING; NO. 2 STREET ADDRESS MUST BE DELETED FROM WEBSITE, BUSINESS CARDS, LETTERHEAD AND ADVERTISEMENTS; NO. 4, ONLY FIVE CLIENTS AND CUSTOMERS CAN VISIT PER WEEK AND NO. 5, HOURS CLIENTS AND CUSTOMERS MAY VISIT IS LIMITED TO 10:00 A.M. TO 3:00 P.M. MONDAY THROUGH FRIDAY. Second by Steele. Passed by a 7-0 vote.

**ITEM-8: 630 'F' STREET LLC (MARYLAND HOTEL) APPEAL.**

David Gardner, CCDC gave the background and recommendation on this project since it was last at hearing on October 24, 2002. Betsy Morris and Susan Tinsky also presented information regarding the Single Room Occupancy ordinance.

Testimony in favor of the appeal, opposed to the project by Norma Damachek, Bill Elliot, Captain Thom Poochigian, Jacqueline Crothers, Jeremy Kaercher, Pastor William Radatz, Quyah Nguyen, Tom Scott, Melvinda Nichols, Stanley Turner, Jeni Lyn, Hugh Crimmins, Ann Menasche, and Gregg Robinson .

Testimony in opposition to the appeal, in favor of the project by Paul McNeil, Michael Kelly, Brian Fish, Bob Sinclair, and James Hughes.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO DENY THE APPEAL AND APPROVE THE PERMIT WITH THE ADDITION OF THE HOUSING COMMISSION'S CONDITION AS SUBMITTED AT THIS HEARING. Second by Garcia. Passed by a 4-2 vote with Vice-Chairperson Lettieri and Commissioner Chase voting nay and Commissioner Schultz not present.

ITEM-9: **CAPEHART OPEN SPACE DOG PARK – PROJECT NO. 2255.  
PROCESS THREE APPEAL.**

Tim Daly presented Report to the Planning Commission No. P-02-197.

Testimony in favor of the appeal, opposed to the project by Chris Winkle, John Mraz and Robert Daniel.

Testimony in opposition to the appeal, in favor of the project by, Susan Mournian, Don Steele and Michelle Youngas.

Public testimony was closed.

**COMMISSION ACTION:**

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

ITEM-10: **CARMEL VALLEY NEIGHBORHOOD 10, UNIT 8 SOUTH PTS NO.  
1634/41-0150.**

John Fisher presented Report to the Planning Commission No. P-02-176 and revised draft permit conditions into the record.

Testimony in favor by Chuck Corem and Tom Steinke.

Testimony in opposition by Frisco White, Michael Beck, Jan Fuchs, Mel Hinton, Ann Harvey, K. Burton, Paula Abney, Laura Copic, Scot Jucha, Evelyn Bayna, Andrea Mintz, Laura Correa, James Wurzbach, Laura Eidelson, and Judie Fehrenbach.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO DENY THE APPLICATION FOR A TENTATIVE MAP AND SITE DEVELOPMENT PERMIT BASED ON THE FOLLOWING: IT DOES NOT MEET THE BALANCE OF HOUSING SET FORTH IN THE CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN; COMMUNITY CONCERNS OVER THE REDUCED DENSITY AND BALANCE OF HOUSING; CITY OF VILLAGES DIRECTION FOR BALANCE OF HOUSING AND THE NEED FOR HOUSING UNITS; IT IS INCONSISTENT WITH THE EXISTING COUNCIL POLICY ON BALANCED COMMUNITIES IN THE GENERAL PLAN, AND FINDINGS NO 1. AND 2. OF THE DRAFT RESOLUTION CANNOT BE MADE. Second by Chase. Passed by a 6-0 vote with Vice-Chairperson Lettieri recusing.

**ITEM-11:   SORRENTO HILLS COMMERCIAL RE-ZONE.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-199. Second by Steele. Passed by a 7-0 vote.

**ITEM-12:   TORREY HILLS CENTER. PTS NO. 1119/41-0648.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-177. Second by Steele. Passed by a 7-0 vote.

**ITEM-13:   COMMUNITY PREPARATORY SCHOOL. PROJECT NO. 1291.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-204. Second by Steele. Passed by a 6-0 vote with Chairperson Anderson recusing.

**ITEM-14: APPROVAL OF PROPOSED THIRD AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CATELLUS DEVELOPMENT CORPORATION AND THE CITY OF SAN DIEGO.**

Pam Hamilton, CCDC presented the Memo dated November 6, 2002 and gave a staff report on this amendment.

Testimony in favor by Bruce Coons, Bill Scott and Wayne Donaldson.

Testimony in opposition by Bruce Coons and Barbara Winton.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND APPROVE THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT. Staff was requested to advise the Council to strongly address the view corridor along 'B' Street in an effort to preserve both the pedestrian views as well as those in higher buildings. Second by Garcia. Passed by a 6-0 vote with Commissioner Schultz not present.

**ITEM-15: AMENDMENT TO CONDITIONAL USE PERMIT NO. 40-0348/PLANNED DEVELOPMENT PERMIT NO. 42-0630 FOR OTAY MESA MOBIL.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-02-205. Second by Steele. Passed by a 6-0 vote with Chairperson Anderson recusing.

The Planning Commission meeting was adjourned by Chairperson Anderson at 4:21 p.m.