

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
DECEMBER 14, 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 9:06 a.m. Chairperson Steele adjourned the meeting at 6:15 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 Kathleen Garcia-present  
Betsy McCullough, Planning & Development Review-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Kelly Broughton, Planning & Development Review-present  
Gary Halbert, Planning & Development Review-not 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:

Items No. 7, 10, and 12 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Betsy McCullough advised that staff has obtain a copy of the State of California's Housing and Community Development Department document entitled, "Raising the Roof", which discusses the status of housing throughout the State. This will be made available to the Commission in their next scheduled packet.

Ms. McCullough also advised that staff has met with the San Diego Unified District as a follow up to a discussion held earlier on an item regarding residential development in Mission Valley. The district has been working with staff on the Strategic Framework process and a plan update will be getting underway on the development of the City of Villages concept.

ITEM-5: COMMISSION COMMENT:

Chairperson Steele advised the Commission that the Headquarters Point Project has been continued by Council to March 13, 2001 in order to bring forward the open space vacation along with the project.

ITEM-6: APPROVAL OF THE MINUTES OF NOVEMBER 30, 2000.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 30, 2000. Second by Skorepa. Passed by a 7-0 vote.

ITEM-7: COUNTRY CLUB VILLAS IN LA JOLLA - PROPOSED TENTATIVE MAP, LA JOLLA PLANNED DISTRICT PERMIT, HILLSIDE REVIEW PERMIT AND COASTAL DEVELOPMENT PERMIT NO. 99-1268.

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-200. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-8: INITIATION OF AN AMENDMENT TO THE EAST ELLIOTT COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO PERMIT SAND AND GRAVEL OPERATIONS WITHIN THE DESIGNATED SYCAMORE CANYON LANDFILL AREA. PROJECT NO. 40-0765.

John Wilhoit presented Report to the Planning Commission No. P-00-218.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE INITIATION. Second by Anderson. Passed by a 5-0 vote with Commissioners Garcia and Butler recusing.

ITEM-9: FANUEL RE-ZONE. 4527 AND 4545-4547 FANUEL STREET WITH PACIFIC BEACH FROM CO-1-2 TO CC-3-4.

Mike Westlake presented Report to the Planning Commission No. P-00-213.

Testimony in favor by Matt Peterson and Randy Aron.

Testimony in opposition by George Lutz, Robert Wright, Catherine Strohlein, Al Strohlein and Randy Shoemaker.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO CONTINUE TO JANUARY 25, 2001 IN AN EFFORT TO RESOLVE THE ISSUES, NEGOTIATE DEED RESTRICTIONS AND ALLOW THE COMMUNITY PLANNING GROUP TO VOTE ON THIS PARTICULAR SPECIFIC ZONING REQUEST. Second by Stryker. Passed by a 7-0 vote.

ITEM-10: PHILLIPS PARCEL MAP - PROPOSED TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT NO. 99-1334.

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-202. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-11: HIP POCKET, LLC. - PROPOSED SITE DEVELOPMENT PERMIT NO. 40-0601.

Morris Dye presented Report to Planning Commission No. P-00-220 and read an errata sheet into the record including corrections and clarifications to the report..

Testimony in favor by Taal Safdie and John Bertsch..

Testimony in opposition by Sara Larkins.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO APPROVE STAFFS RECOMMENDATIONS WITH THE CONDITION THAT THE LANDSCAPE PLAN BE AMENDED TO ALLOW PEDESTRIAN TRAVEL OUT ON THE STREET, ACROSS THE PROPERTY TO CONNECT WITH THE NATURAL PATHWAY THAT IS AT THE ART PIECE AT GOLDFINCH AND LEWIS, BUT NOT AT THE RISK OF HARMING THE MATURE TREES. Second by Skorepa. Passed by a 6-0 vote with Commissioner Garcia recusing.

ITEM-12: ALL STAR EQUITIES, AMENDMENT TO CARMEL VALLEY PLANNED DISTRICT ORDINANCE AND SITE DEVELOPMENT PERMIT NO. 40-0372, AMENDMENT TO CARMEL VALLEY DEVELOPMENT PLAN NO. 99-0299.

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-00-216. Second by Brown. Passed by a 6-0 vote with Commissioner Stryker not present.

ITEM-13: WORKSHOP - LA JOLLA COMMUNITY PLAN UPDATE

Staff: Michael Tudury

Workshop held.

Testimony in favor by Mark Lyon, Joanne Pearson, Joan Glatthorn, Pat Dahlberg, Don Schmidt, Mary Coakley,

Testimony in opposition by Penelope Bourk, A. P. Winter, John Schmidt, Dennis McConnell, Susan Mann, David Little, Al Strohle, George Carnevale, Pat Granger, and Linda Smith.

ITEM-14: WORKSHOP - QUIVIRA BASIN REDEVELOPMENT PROJECT, ASSOCIATED AMENDMENTS TO THE MISSION BAY PARK MASTER PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN AND TRANSPORTATION ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN.

Workshop held.

Testimony in favor by Mike McDade, Mike Flynn, Ali Shapouri, Bruce McIntyre, Herman Basmajinn, Billy Paul and Mort McCarthy.

Testimony in opposition by Marc Snelling, Kathleen Blavatt, Donald Kotelko, Devon Mortimer, Scott Andrews, Frank Gormue, Deb Greene and Mike Meyer.

ITEM-15: MULE HILL TRAIL, - PROPOSED SITE DEVELOPMENT PERMIT  
NO. 40-0711.

Morris Dye presented Report to the Planning Commission No. P-00-221, and read additional revisions into the record, along with an errata sheet.

Testimony in favor by Dick Bobertz, Shawna Anderson, Susan Carter, Dwight Worden, Jacqueline Winteren, Ramona Salisbury, Victoria Touchstone, Tom Cook, David Shaffer, Philip Pryde, Max Kiltz, Tom Marshall, Jim Baross, Mitch Berner, Dennis Landual, Diane Barlow-Coombs.

Testimony in opposition by Marc Lindshield.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE TO A SPECIAL MEETING ON JANUARY 4, 2001 AT 9:00 AM TO GIVE STAFF TIME TO CONCLUDE THEIR NEGOTIATIONS WITH THE JOINT POWERS AUTHORITY ON OUTSTANDING ISSUES OUTLINED IN THE STAFF REPORT, IN PARTICULAR THE FIRE DEPARTMENT'S EMERGENCY SERVICES ACCESS, AND ON THE SIX ITEMS EXPRESSED IN THE SAN PASQUAL/LAKE HODGES PLANNING GROUP LETTER DATED DECEMBER 13, 2000. Second by Stryker. Passed by a 6-0 vote with Vice-Chairperson Anderson recusing.

The Planning Commission meeting was adjourned by Chairperson Steele at 6:15 p.m..