

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING  
DECEMBER 20, 2001  
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 9:02 a.m. Chairperson Anderson adjourned the meeting at 2:46 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Commissioner Geralda Stryker-present  
Betsy McCullough, Planning Department-present  
Marcela Escobar-Eck, Development Services-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.**  
Kathryn Burton, a member of the Sorrento Hills Planning Board spoke to the ADT's adjacent to the elementary school and single family homes in their community. The Board's concern is that projects will be approved by substantial conformance and not come before a hearing body which will have an impact on the surrounding areas. Staff was requested to prepare a response to this matter and advise.

**ITEM-2: REQUESTS FOR CONTINUANCE.**  
Staff requested that Item No. 11, Nextel Murray Ridge be removed from the docket as the application has been withdrawn.

Staff requested that Item No. 12, Trolley Stop RV Park be continued due to a noticing error. As this item has to be re-noticed, a date certain was not provided.

**ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**  
Item No. 13, Hancock Storage Facility, Planned Development Permit No. 41-0508 was placed on the consent agenda.

**ITEM-4: DIRECTOR'S REPORT:**  
Gail Goldberg introduced new staff members to the Planning Department and also announced recent promotions.

Coleen Clementson advised that the editing of the Strategic Framework Plan Element is in full process, and the draft will be ready for public distribution on January 7, 2002. The Steering Committee will be meeting on January 3, 2002 and the combined Citizen Committee will meet on January 24, 2002. A review of all documents produced will take place at that time.

Ms. Clementson also reported on the Street Design Manual and advised that a citizen and staff committee has been assembled to work on this document. Gary Halbert is scheduled to update the LU&H Committee on January 30, 2002; and will update the Planning Commission on January 31, 2002.

Marcela Escobar-Eck also introduced new staff members and announced recent promotions in the Development Services Department.

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

ITEM-6: **APPROVAL OF MINUTES OF NOVEMBER 29, 2001 AND DECEMBER 6, 2001.**

**COMMISSION ACTION:**

MOTION BY BUTLER TO APPROVE THE MINUTES OF NOVEMBER 29, 2001 AND DECEMBER 6, 2001. Second by Garcia. Passed by a 7-0 vote.

ITEM-7: **POINT CARMEL. CARMEL VALLEY COMMUNITY PLAN AMENDMENT/CARMEL VALLEY NEIGHBORHOODS 4A AND 7 PRECISE PLANS AMENDMENTS/TENTATIVE MAP/REZONE/RESOURCE PROTECTION ORDINANCE PERMIT/CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PERMIT NO. 99-0606.**

Patricia Grabski presented Report to the Planning Commission No. P-01-243.

Testimony in favor by Frisco White, Ellie Topolovor, Caroline Brown and John Eardensohn.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STRYKER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND RECOMMEND CERTIFICATION OF EIR LDR NO. 99-0606, ADOPTION OF THE MMRP AND THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVAL OF AMENDMENTS TO THE CARMEL VALLEY COMMUNITY PLAN, NEIGHBORHOOD 4A (ATTACHMENT 14) NEIGHBORHOOD 7 PRECISE PLANS (ATTACHMENT 15) AND THE ASSOCIATED REZONE TO THE CARMEL VALLEY PDO; AND APPROVAL OF THE PROPOSED CARMEL POINT PROJECT WHICH INCLUDES A VTM, CARMEL VALLEY PDDP AND RPO PERMIT NO. 99-0606 TO CONSTRUCT 85 DETACHED, SINGLE FAMILY HOMES. Second by Brown. Passed by a 7-0 vote.

ITEM-7: **GAFFORD SUBDIVISION - TENTATIVE MAP, PLANNED INFILL RESIDENTIAL DEVELOPMENT (TM/PIRD 99-1112).**

Bob Gentles presented Report to the Planning Commission No. P-01-229, and advised of the status of this project since the last hearing.

Testimony in favor by Don Ayles.

Testimony in opposition by Major Dublin, Madison Lowe and Carl Rodney.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CONTINUE THIS ITEM TO ALLOW TIME FOR STAFF AND THE APPLICANT TO PROVIDE ADDITIONAL INFORMATION NECESSARY TO COMPLY WITH THE PERMIT REQUIREMENTS AND PROVIDE SITE PLANS AND ELEVATIONS. Second by Schultz. Passed by a 7-0 vote.

ITEM-9: **PROPOSED AMENDMENT OF CITY COUNCIL POLICY 600-42, LIMITED AND CONTROLLED ACCESS DEVELOPMENT (GATED COMMUNITIES).**

Dan Joyce presented Report to the Planning Commission No. P-01-210.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT, WITH THE FOLLOWING REVISIONS UNDER CRITERIA:

THE WORD "PUBLIC" WILL BE INCLUDED FOR EACH CRITERIA AS IT APPLIES TO CONTROLLED ACCESS PROVIDING A BENEFIT; AND WHERE A SPECIFIC COMMUNITY IS MENTIONED, INCLUDE THE WORDS "COMMUNITY WIDE" THROUGHOUT.

POINT A-1-a. DELETE THE WORDS TRAFFIC CALMING.

POINT B-1-c. AND C-1-c. REVISE TO READ, "PROVIDING A HOUSING OR LIFESTYLE ALTERNATIVE THAT IS COMPATIBLE WITH THE SURROUNDING COMMUNITY."

Second by Schultz. Passed by a 7-0 vote.

ITEM-10: **SKYLINE TERRACE ESTATES, AMENDMENT OF THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT ORDINANCE, TENTATIVE MAP, PLANNED DISTRICT PERMIT, SITE DEVELOPMENT PERMIT FOR THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT, PROJECT NO. 1272.**

Jeanette Temple presented Report to the Planning Commission No. P-01-227, and read additional conditions into the record.

Testimony in favor by Reese Jarrett.

Testimony in opposition by Lee Cox.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND CERTIFY THE MND ADOPT THE MMRP , APPROVE THE AMENDMENTS TO THE SOUTHEASTERN SAN DIEGO PDO, AND APPROVE PROJECT NO. 1272, WITH THE STIPULATION THAT STAFF AND THE APPLICANT WORK OUT THE FLEXIBILITY ON THE STREET ISSUE. Second by Brown. Passed by a 4-0 vote with Commissioners Garcia, Butler and Lettieri recusing.

ITEM-11: **NEXTEL MURRAY RIDGE CONDITIONAL USE PERMIT 99-0330-87.**

This item was removed from the docket as the application was withdrawn.

ITEM-12: **TROLLEY STOP RECREATIONAL VEHICLE PARK CONDITIONAL USE/RESOURCE PROTECTION ORDINANCE PERMIT NO. 96-7318.**

**COMMISSION ACTION:**

MOTION BY STRYKER TO CONTINUE AT THE REQUEST OF STAFF DUE TO A NOTICING ERROR. Second by Butler. Passed by a 7-0 vote.

ITEM-13: **HANCOCK STORAGE FACILITY. PLANNED DEVELOPMENT PERMIT NO. 41-0508.**

**COMMISSION ACTION:**

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. P-01-244. Second by Brown. Passed by a 7-0 vote.

ITEM-14: **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE BLACK MOUNTAIN RANCH SUBAREA PLAN TO REALLOCATE AND RECONFIGURE LAND USES, MODIFY THE LOCAL CIRCULATION SYSTEM, AND INCREASE THE NUMBER OF DWELLING UNITS IN THE SANTALUZ PORTION OF THE SOUTH VILLAGE PROJECT NO. 41-1021.**

Dan Joyce presented Report to the Planning Commission No. P-01-240.

Testimony in favor by David Stern.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STRYKER TO APPROVE THE INITIATION. Second by Garcia. Passed by a 6-0 vote with Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 2:46 p.m.