

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 12, 1995  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:13 a.m. The meeting was adjourned at 11:18 a.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
Hal Valderhaug, Chief Deputy City Attorney-not present  
Ann Moore, Deputy City Attorney-present  
Ed Oliva, Assistant Director, Development Services  
Department-present  
Jeff Washington, Deputy Director, Long Range and Facilities  
Planning-not present  
Mohammad Sammak, Development Coordinator, Engineering and  
Development-present  
Linda Lugano, Recorder-present

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

Commissioner Quinn discussed her attendance at the City Council January 10, 1995 meeting in which she represented the Planning Commission on the Torrey Pines Community Plan matter. Commissioner Quinn advised that there appeared to be some discrepancy between what staff reported to the Council and the action that the Commission actually took at their meeting. A chart was made available to the Council that Commissioner Quinn was not familiar with, which made reference to the deletion of certain roads within the Community Plan.

Chairperson Bernet directed staff to provide a copy of the above mentioned chart to the Commission and in terms of the specifics of this item, come back to Commission with a report on what actually did occur, and how to deal with staff information going before the Council.

Revised 1/31/95 LL  
Redevelopment

Commissioner Skorepa requested the City Attorney advise the Commission on the reconsideration of an action taken by the Commission regarding San Ysidro Community Plan. Chairperson Bernet requested the Attorney's office advise the Commission at the January 19, 1995 meeting.

ITEM-2: DIRECTOR'S REPORT - nothing to report.

ITEM-3: STADIUM DRIVING RANGE, CONDITIONAL USE PERMIT NO. 94-0484.

Terri Bumgardner requested a continuance to January 19, 1995 due to the inadequacy of the original Exhibit A drawings on Stadium Driving Range.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE TO JANUARY 19, 1995. Second by Neils. Passed by a 7-0 vote.

ITEM-4: REQUEST BY THE FRIENDS OF CHABAD-LUBAVICH SAN DIEGO INC. FOR A PLANNING COMMISSION FINDING OF SUBSTANTIAL CONFORMANCE FOR A PROPOSED 800-STUDENT, K-12 SCHOOL WITH THE 1972 PLANNING COMMISSION APPROVED PHASE PLAN FOR THE UNITED STATES INTERNATIONAL UNIVERSITY CONDITIONAL USE PERMIT.

No staff report was given.

The Planning Group requested a continuance for additional information to negotiate an agreement.

**COMMITTEE ACTION:**

MOTION BY McELLIOTT TO CONTINUE TO FEBRUARY 9, 1995 AT 9:00 A.M. Second by Quinn. Passed by a 7-0 vote.

ITEM-5: PROPOSED TENTATIVE MAP AND SOUTHEAST DEVELOPMENT PERMIT NO. 94-0616 PRICE CLUB MAP TO SUBDIVIDE AN IMPROVED 14.4 ACRE COMMERCIAL SITE LOCATED AT THE NORTHWEST CORNER OF MARKET STREET AND GATEWAY CENTER DRIVE IN THE SOUTHEAST SAN DIEGO COMMUNITY INTO TWO SEPARATE PARCELS.

Kevin Sullivan presented Planning Department Report No. P-94-203.

Testimony in favor by:

**Lois Miller, Vice President Price Enterprises, representing the applicant.** Ms. Miller expressed her opinion of confusion as they have no intent to build any other type of business - they are just changing a name for financial purposes. They have complied with zoning and every other regulation required; she then gave a brief description of the merger and subsequent amicable split of Price Club with Cost Co.

Testimony in opposition by:

**Reynaldo Pisano, representing SESD Development Committee.** Expressed concern regarding approval if all of the agreements and understandings are not put in writing; what will happen in the future. Mr. Pisano felt that the issues raised were very important and

would like to see them in writing to be sure that years from now these things will actually be adhered to.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE TENTATIVE MAP AND SED PERMIT WITH THE CLARIFICATION OF PARAGRAPH 10, PAGE 2 OF 3, ATTACHMENT 4, TO DELETE SUBPARAGRAPHS A.B. AND C. AND REWRITE THIS PARAGRAPH TO SUGGEST THAT IT FOLLOWS THE CURRENT PROCESSING CONDITIONS ON ANY OTHER PROJECT AND THAT IT WILL BE A DISCRETIONARY PROCESS. ADD AN ADDITIONAL CONDITION THAT SEDC IS EMPHASIZED AS THE AUTHORITY AND THAT THE PARCEL MUST REMAIN AS A SINGLE INTEGRATED COMMERCIAL CENTER; THAT CONDITION 10 ON THE DRAFT TENTATIVE MAP REGARDING PARKING AGREEMENTS BE REVISED TO INCLUDE THE LANGUAGE THAT STATES THAT SEDC RECEIVE A COPY OF THE AGREEMENT BEFORE IT IS RECORDED, AND THAT THEY TAKE PART IN THE DECISION PROCESS AS WELL; FINDINGS 1 AND 5 WILL BE REVISED FROM COMMERCIAL DEVELOPMENT TO INDUSTRIAL TO CONFORM TO THE DESIGNATION IN THE COMMUNITY PLAN; ADD A FINDING THAT REQUIRES THE APPLICANT TO FOLLOW THE REQUIREMENTS OF THE REDEVELOPMENT AREA. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Neils abstaining.

**ADJOURNMENT:**

The Planning Commission was adjourned at 11:18 a.m. by Chairperson Bernet.