

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 30, 1995
AT 8:36 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 8:36 a.m. Chairperson Bernet adjourned the meeting at 3:42 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-present
Commissioner Christopher Neils-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-present
Rik Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-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.

No one present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF NOVEMBER 2, 9, 16, 1995.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF NOVEMBER 2, 1995. Second by Quinn. Passed by 4-0 vote with Chairperson Bernet and Vice-Chairperson McElliott abstaining as they were not present at that meeting and Commissioner Neils not present.

MOTION BY WHITE TO APPROVE THE MINUTES OF NOVEMBER 9, 1995. Second by Quinn. Passed by a 5-0 vote with Commissioner Skorepa abstaining as she was not present at that meeting and Commissioner Neils not present.

MOTION BY McELLIOTT TO APPROVE THE MINUTES OF NOVEMBER 16, 1995. Second by Quinn. Passed by a 5-0 vote with Commissioner Anderson abstaining as he was not at that meeting and Commissioner Neils not present.

ITEM-2A: REQUESTS FOR CONTINUANCE.

Request by Wendell Gayman representing the Conservation Committee of the San Diego Chapter of the Sierra Club, to continue Item No. 6 - Stardust Golf Course, until thirty days after the hydrological report has been completed and made available for public review. This request was denied.

ITEM-2B: DIRECTOR'S REPORT.

Tina Christiansen, Development Services Director advised the Commission of a proposed amendment to the Municipal Code regarding Lodges within the Future Urbanizing Area. The Planning Commission expressed their comments and requested staff to bring those comments to the Council on December 5, 1995 for action.

Ernie Freeman, Planning Director, provided the Commission with a brochure and poster illustrating the combined regional efforts of Tijuana and San Diego. Commissioner Anderson requested that SANDAG be requested to prepare a regional map that shows both metro areas combined as one urban area, in an effort to look at density of population in different parts of the ~~city~~ region. Revised 12/14/95 L. Lugano

Ed Oliva, outgoing Assistant Director of Development Services advised that this would be his last Planning Commission meeting. Mr. Oliva also introduced Gary Halbert as the Deputy Director of Development Services, and Bob Didion, Principle Planner who will be working with Linda Johnson on processing permits.

Commissioner Quinn inquired as to the status of the environmental surveys being conducted. Mr. Halbert advised that these results are in the process of being compiled and would be provided to the Commission as soon as it was available.

Commissioner Quinn requested that the MSCP be put on the Commission docket before the end of the year to give the Commission an opportunity to make a recommendation before it goes before Council. Staff to report back to the Commission on this.

ITEM-3: CONTINUED FROM NOVEMBER 2, 1995 - LONG RANGE PLAN FOR EXPANSION AND IMPROVEMENT (LRPE) FOR CHILDREN'S HOSPITAL AND HEALTH CENTER, SHARP HEALTHCARE/SHARP MEMORIAL HOSPITAL, AND SAN DIEGO MEDICAL CENTER (PREVIOUSLY KNOWN AS MCUP 89-1416).

Ron Buckley gave an updated status review of this project based on the results of the last hearing. He advised that the guidelines and environmental documents were distributed to the Serra Mesa Planning Group, Linda Vista Planning Group and Kearny Mesa Planning Group.

Marty Bohl, San Diego Medical Center Associates. Mr. Bohl clarified information in the environmental document and discussed the error in the document as well.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY VICE-CHAIRPERSON McELLIOTT TO RECOMMEND THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL IMPACT REPORT NO. 89-1416; AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE REVISED AGREEMENT; DIRECTED STAFF TO REVISE TABLE 4-22 IN THE ENVIRONMENTAL REPORT AS DISCUSSED. STAFF WAS DIRECTED TO DRAFT A LETTER TO THE COUNTY STATING THE COMMISSION'S DISAPPOINTMENT IN THE COUNTY FOR THEIR LACK OF PARTICIPATION ON THIS PROJECT. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-3: **INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE SAN PASQUAL VALLEY PLAN TO DESIGNATE UNINCORPORATED LAND FOR OPEN SPACE AND AGRICULTURE AND TO PREZONE IN ADVANCE OF ANNEXATION.**

Charles Studen and Bernie Turgeon presented Report to the Planning Commission No. P-95-178.

No one present to speak.

COMMISSION ACTION:

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

ITEM-4: **MARKIM PET RESORT. CONDITIONAL USE PERMIT (CUP) FOR A DOG AND CAT BOARDING KENNEL; PLANNED RESIDENTIAL DEVELOPMENT PERMIT (PRD); TENTATIVE SUBDIVISION MAP (TM); AND RESOURCE PROTECTION ORDINANCE PERMIT (RPO) CASE NO. 95-0195.**

Nick Osler presented Report to the Planning Commission No. P-95-182, as well as additional and revised conditions read into the record.

Testimony in favor by:

Randi Coppersmith, Latitude 33 representing Markim Pet Resort, applicant. Thanked the staff, particularly Nick Osler for working with him so cooperatively. Discussed the goals in designing the project. This pet resort is very different than anything in San Diego to

date. It is a state-of-the-art design; designs were displayed for the resort as well as the two single family lots. and discussed the lot sizes and residential buffer. Explained how the building was oriented for minimum view of the kennels. Worked with staff regarding the open space.

Mark Jacobsen, owner. Spoke to the expiration of time imposed on this permit in order for him to get a small business loan. Presented a letter from Wells Fargo Bank stating same. Discussed how they plan to mitigate the noise and odor problems that might arise. Also discussed the hours of operation and the monument sign and where it would be placed, as well as its design.

Stath Karras, neighbor. Advised that he has met with the applicant to review the architectural design and feels it will integrate well in with the neighborhood. He feels that the noise issue has been mitigated to their satisfaction and since this will be an enclosed structure, the odor will be taken care of as well. Feels the property and the operator will be a good asset to this area.

Jerry McCaw, Resident of Carmel Valley. He and his family live in this area near this project and they are in full support of staff's recommendation; he expressed that he feels this property will be well used for this purpose.

Richard Myrick, neighbor. In total support of this project. Although he's not a pet lover, he has been working with the owner talking about the plans and he is interested in buying the home west of the project, so he has concerns. However, he feels all will be taken care of. Feels it is compatible with FUA general and framework plans and does support this.

Bob Stephens, representing himself. He owns seven acres right next to the property and he is very pleased to have something like this move in this area. He is in total support.

Public testimony in opposition:

John Northrop, Carmel Valley Trail Rider Coalition. Stated that he boards his horse in Carmel Valley. He is opposed because it blocks the Carmel Valley connector horse trail. Trail is No. 11 in the City's

plan for equestrian trails and facilities and it is the connector trail. Read a description of this trail from the plan. Explained how they can't realign this trail because of the shale.

Richard Sobel, representing himself. Expressed that he opposed the development, as do the majority of the neighbors on the east end of Palacio Del Mar. Submitted to the Commissioners numerous letters and a petition with close to forty names on it. Corrected information given that of the eight adjoining homes not all agreed to it; there are two of them adamantly opposed to it. Spoke to the land use and zoning and that this project is not in the spirit of the zoning.

Public testimony was closed. Testimony was closed and only new testimony will be taken at the hearing on December 14, 1995.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO DECEMBER 14, 1995 AT 1:30 P.M. FOR FURTHER INFORMATION ON THE CONNECTOR HORSE TRAIL, NOISE, EXPIRATION OF THE CUP AND CEASING OPERATION, HOURS OF OPERATION, PARKING (ALLOWS PARKING ON PRIVATE DRIVEWAYS, BUT NOT ON SHARED DRIVEWAYS), THE FIRE DEPARTMENT AND THE BRIDGE AND WHETHER IT'S SECONDARY ACCESS OR SATISFACTORY ACCESS; SIZE OF THE SECOND HOUSE; ODOR, MONUMENT SIGN; EDITORIAL CORRECTIONS MADE BY STAFF; BRUSH MANAGEMENT PLAN, AND FOR THE OPPORTUNITY FOR THE COMMISSION TO REVIEW THE PETITION LETTERS SIGNED BY THE PROJECT OPPONENTS. Second by McElliott. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-5: CARMEL VALLEY VILLAGE UNIT 4, COASTAL DEVELOPMENT PERMIT AND TENTATIVE MAP CASE NO. 95-0237.

Glenn Gargas presented Report to the Planning Commission No. P-95-184, along with minor modifications to some conditions which were read into the record.

Public testimony in favor by:

Chuck Coram, representing Pardee Construction Company. Expressed a clarification to attachment No. 5 of the CDP conditions Nos. 14 and 15, Page 3 which refers to a payment for Los Penasquitos watershed restoration and enhancement fee; this fee was discussed, along with the duplicity of fees as outlined in Condition No. 15.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE COASTAL DEVELOPMENT PERMIT (CDP) NO. 95-0234 AND ADOPT RESOLUTIONS AND CONDITIONS (ATTACHMENT 5); AND APPROVE TENTATIVE PARCEL MAP (TM) NO. 9-0237 AND ADOPT RESOLUTIONS AND CONDITIONS (ATTACHMENT 6) WITH A REVISION TO CONDITION NO. 2A, PAGE 1, ATTACHMENT 5 TO ADD LANGUAGE TO INCLUDE "108 ONE AND TWO-STORY, SINGLE-FAMILY HOMES", AND ADD LANGUAGE TO CONDITION NO 14 THAT STATES THAT IF THE APPLICANT PAYS THE CITY'S FEE THEY BE WAIVED THE OBLIGATION OF PAYING THE COASTAL COMMISSION FEE FOR A SIMILAR PURPOSE. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-6: **STARDUST GOLF COURSE - CONDITIONAL USE PERMIT NO. 94-0563.**

John Fisher presented Report to the Planning Commission No. P-95-183.

Public testimony in favor by:

Mark Urban, representing Paseo Del Rio Ltd. Requested approval of their conditional use permit. Mr. Urban described the history of the course and the proposed course plans. Addressed the hydrological study. Advised that he agrees with all conditions, except condition 11a regarding the eucalyptus trees, and requested that the Commission eliminate this condition as well as condition No. 12. Approval of this cup is critical to beginning their construction.

Public testimony in opposition by:

Paul Murray, attorney for Mission Greens Home Owners Association. This complex is located near Fashion Valley, and has been an active participant in the planning of land use in this area. They played an active role in the planning of the implementation of the sewer and the LRT system through there working together with MTDB, Councilmember Stallings and worked out a balance for these issues. The current problem is the reconfiguration. Concerns that needs to be addressed: the driving range is within 300 feet of Mission Greens property; the area put up for protection blocks views; light pollution will be created; it's going to create noise problems and it is not consistent with the Mission Valley General Plan.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 94-0563; AND APPROVE CONDITIONAL USE PERMIT NO. 94-0563 AND APPROVE STAFF'S RECOMMENDATIONS REGARDING THE CONDITIONS CONCERNING THE SIDEWALKS AND LANDSCAPING ON FRIARS ROAD; AND THAT THE TIME LIMITATION SHOULD BE FOR 30 YEARS WITH A REVIEW FOR AN EXTENTION AFTER THIS 30 YEAR PERIOD. Second by Quinn. Passed by a 5-0 vote with Commissioner Anderson abstaining and Commissioner Neils not preset.

The Planning Commission was adjourned at 3:42 p.m. by Chairperson Bernet.