

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 14, 1996
AT 1:30 P.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 1:40 p.m.
Chairperson Neils adjourned the meeting at 4:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-not present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Gary Halbert, Deputy Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Rob Hawk, Engineering Geologist, Development Services-
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-1A: DIRECTOR'S REPORT.

Commissioner Quinn requested that the Commission docket a discussion on the timing of the release of Planning Reports for the Commission, as well as the public.

ITEM-1B: APPROVAL OF THE MINUTES OF FEBRUARY 29, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF FEBRUARY 29, 1996 WITH THE FOLLOWING REVISION: ON PAGE 9, FIFTH PARAGRAPH DOWN REGARDING LANDSCAPING, MOTION SHOULD READ "...PAVERS NOT BE ADJACENT TO THE DRIVEWAYS." Second by Watson. Passed by a 5-0 vote with Commissioner Butler abstaining as she was not in attendance for that meeting and Commissioner White not present.

ITEM-2: REGULATORY RELIEF DAYS - COASTAL DEVELOPMENT PERMIT EXCLUSION, ITEM NO. 4; AND CHURCHES IN COMMERCIAL ZONES, ITEM NO. 10.

Staff presented a brief review of the status of these two items since being continued from the hearing of February 29, 1996.

Testimony in favor by:

Dick Smith, LaJolla Community Planning Association. Spoke to categorical exclusion in the non-appealable areas. The Planning group's recommendations were to support this in 1993 but it was not approved at that time; however they submitted a request for categorical exclusion with their community plan update and it was supported at that time. The Coastal Commission has not approved this since last May and they have not given their group an answer.

Testimony in opposition by:

Joanne Pearson, LaJolla Town Council. Presented transparencies submitted during their community plan update identifying the sensitive resources in the coastal zone of LaJolla. These resources were never brought to the decision makers; Ms. Pearson then spoke to what those resources were and where they are located. Also displayed a photoboard showing the erosion in some areas. Discussed the average FAR in La Jolla and displayed a chart illustrating same.

Opal Trueblood, Torrey Pines Assoc. This Association feels that a complete environmental impact report should be made because the present negative declaration is not considered a cumulative impact on this whole area. The danger lies in the infill; in buying up small houses and making them into large ones - adding guest houses and increasing the density along with coastal areas. This is not addressed in this EIR.

Craig Adams, Sierra Club. In opposition of a referral of this item to the Council with a positive recommendation, and also in opposition to the supporting of a negative declaration. This information that has been provided merely overlays the zones that would be involved, not against sensitive kinds of areas. The claim that the coastal communities want this is a premature one as there are still communities involved in updating plans and haven't gone on the record in favor of this exclusion.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY DEFER APPROVAL OF REGULATORY RELIEF FOR THIS ITEM UNTIL THE ZONING CODE UPDATE IS PREPARED AND THE ZONING PROPOSALS THAT GO WITH THIS REGULATORY RELIEF ITEM ARE ACTUALLY APPROVED AND ANALYZED AS PART OF THE ZONING CODE UPDATE EIR. Second by Quinn. Passed by a 6-1 vote with Commission Watson voting nay.

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE DEMOLITION ASPECTS OF REGULATORY RELIEF ITEM NO. 4 FOR A COASTAL DEVELOPMENT PERMIT EXCLUSION AS THE PROTECTIONS INCLUDED IN THIS REGULATORY RELIEF ITEM ARE INCORPORATED IN IT AND WILL PROVIDE ADEQUATE PROTECTION FOR HISTORIC STRUCTURES. Second by Watson. Failed by a 2 to 5 vote with Commissioners White, Anderson, Quinn, Skorepa and Chairperson Neils voting nay.

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL OPPOSITION OF STAFF'S RECOMMENDATION FOR ITEM NO. 10, CHURCHES IN COMMERCIAL ZONES. Second by White. Passed by a 7-0 vote.

ITEM-3: WORKSHOP - ZONING CODE UPDATE.

Workshop discussions including landscape regulations, bulk and scale, CUP time limits, substantial conformance, fees and deposits, Board of Zoning appeal role and previously conforming regulations.

ITEM-4: SPECIAL ORDER OF BUSINESS - DISCUSSION ON THE LATEST RESTRUCTURING OF THE PLANNING DEPARTMENT.

Discussion held.

The Planning Commission was adjourned at 4:45 p.m. by Chairperson Neils.