

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 2, 1996
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 Commissioner White 9:06 a.m.
Commissioner White adjourned the meeting at 3:39 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-not present
Vice-Chairperson William Anderson-not 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-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Gary Halbert, Deputy Director, Development Services
Department-not present
Linda Johnson, Principal Planner, Development Services
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.

Comments by Craig Adams of the Sierra Club regarding the Renaissance Commission Report recently released. Mr. Adams urged the Commission to schedule a workshop to discuss this report before the Council takes any action on the recommendations. Staff was directed to docket this item for discussion.

ITEM-1A: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Staff and David Abrams, (via a letter distributed at this meeting) requested a continuance of Item No. 5, Verde del Mar. This continuance was requested due to errors and irregularities in the public noticing and announcement of this item. Request was granted.

ITEM-1B: DIRECTOR'S REPORT.

No report given.

ITEM-2: APPROVAL OF THE MINUTES OF APRIL 18, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF APRIL 18, 1996. Second by Watson. Passed by a 5-0 vote with Chairperson Neils and Vice-Chairperson Anderson not present.

ITEM-2A: SPECIAL ORDER OF BUSINESS: Discussion on Extraordinary Appeal Deposits.

Stephen Haase presented Report to the Planning Commission No. P-96-113.

Testimony in opposition:

Joanne Pearson, representing La Jolla Town Council. Discussed a recent project, the Sandage Residence and relevant questions on this case regarding extraordinary appeals and the Coastal Development Permit. Discussed the answers received from Tina Christiansen regarding this project. They do not understand what a "frivolous appeal" is. It would be helpful to them to understand what the criteria of that is. Other issues relate to legal concerns regarding the first amendment for access to government and to equal application of the laws. Would like answers to some of these questions.

Staff was directed to bring this back to the Planning Commission within the next two weeks for a recommendation to the City Council.

ITEM-3: RALPH'S COLLEGE PARK. COMMUNITY PLAN AMENDMENT, REZONE, EASEMENT ABANDONMENT, MID-CITY COMMUNITIES PLANNED DISTRICT PERMIT (MCD NO. 96-0144).

John Fisher presented Report to the Planning Commission No. P-96-084, and advised of additional square feet to increase the total square footage to 52,029.

Testimony in favor by:

Janay Kruger, representing Cahan Properties. Advised that the applicant agrees with the permit and all the conditions. They have had eight meetings with all the planning groups in the area. Basically they have support from all groups except the College area. All of the neighbors want the improvements to revitalize the area. They have worked with the neighborhood to reduce the impacts as well. Explained that this project meets the Mid-City PDO, all variances and is in total conformity with all zoning.

Paul Thomas, President, College Area Community Council. Spoke to his letter provided, and subsequently distributed at this hearing regarding their concerns on this project. Some concerns are: the entrance to the site, common landscaping, traffic impacts, striped bike lane and deterring truck traffic from Mohawk Street.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO CERTIFY THE MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE AMENDMENT TO THE COLLEGE COMMUNITY PLAN, REZONE, MID-CITY COMMUNITIES PLANNED DISTRICT PERMIT AND AN EASEMENT ABANDONMENT WITH THE FOLLOWING MODIFICATIONS: CONDITION 20, ATTACHMENT 10, PAGE 5 OF 6 OF DRAFT PERMIT, DELETE SUB-SECTION A., AND MODIFY SUB-SECTION B. TO STATE, "...THAT THE PERMIT HAS BEEN REVOKED OR MODIFIED BY THE CITY OF SAN DIEGO IN ACCORDANCE WITH RELEVANT PROVISIONS SET FORTH IN THE MUNICIPAL CODE." CONDITION NO. 6, PAGE 2 OF 6, REGARDING THE HOURS OF DELIVERY SHOULD BE MODIFIED TO STATE THAT ALL DELIVERY TRUCKS, EXCEPT THE SEMI TRUCK RIGS SHALL BE PROHIBITED FROM USING THE MOHAWK STREET ENTRANCE. AND ADDITIONAL ARTICULATION SHALL BE ADDED AS SUGGESTED BY COMMISSIONER WHITE, TO THE NORTH AND WEST ELEVATIONS. Second by Butler. Passed by a 5-0 vote with Chairperson Neils and Vice-Chairperson Anderson not present.

ITEM-4: ZONING CODE UPDATE WORKSHOP.

Workshop held.

ITEM-5: VERDE DEL MAR, PROPOSED SPECIFIC PLAN AND PUBLIC FACILITIES FINANCING PLAN AMENDMENT 35-0213, TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT AND HILLSIDE REVIEW PERMIT 92-0430.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO MAY 23, 1996 AT 1:30 P.M. AT THE REQUEST OF STAFF AND THE APPLICANT. Second by Watson. Passed by a 5-0 vote with Chairperson Neils and Vice-Chairperson Anderson not present.

ITEM-6: **BIG BOX STRUCTURES - WORKSHOP.**

Continued to May 9, 1996.

The Planning Commission was adjourned at 3:39 p.m. by
Commissioner White.