

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 30, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:04 a.m. Chairperson Steele adjourned the meeting at 2:18 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-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
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-present
Linda Lugano, Recorder-present

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

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

A request was made by Reynaldo Pisano on behalf of the Southeast San Diego Development Committee to continue item No. 6, Initiation of amendment for Potter Tract Plan Amendment until the Community Planning Group has a chance to review the conceptual plans and staff report for this parcel. After discussion, it was decided to hear the item at this hearing.

ITEM-3: DIRECTOR'S REPORT.

Betsy McCullough advised of Council action taken on the Land Development Code Update. The Council accepted the Manager's recommendation based on the LU&H Committee's recommendation. The final interlineated draft is coming back to the Council next week for introduction of the ordinance.

Rick Duvernay, City Attorney advised that on the Tuesday City Council docket the continuation of a prior hearing for an appeal from the decision of the Planning Commission to deny a request for initiation for the Torrey Pines Investment Group to proceed with their own precise plan in 8A was discussed. At that meeting, the applicant withdrew their application for initiation, and stated they would be willing to participate in the comprehensive planning effort.

Ms. McCullough introduced two visitors from South Africa. They were here as part of the United States/South Africa sister community project.

ITEM-4: COMMISSION COMMENT.

Chairperson Steele reported that at the LU&H Committee meeting, the Committee unanimously approved the proposal that evolved from the Commission's workshop on the General Plan Update. The Steering Committee will be formed within the next two weeks and they will begin to develop the proposed membership of the CAC which will go back to Council for approval.

Commissioner Butler discussed two documents distributed to the Commission, obtained from the APA Conference in Monterey in October: California's 1997 Draft of Guidelines for Preparations of General Plans, and Restoring the Balance, which contains the fiscalization of land use planning decisions in California, and distribution of tax revenues to cities and counties.

Commissioner Skorepa requested staff to provide a list of cities that recently (within five years) have updated their general plans. This should include a spread of cities in San Diego's size range and report back to the Commission.

Commissioner Watson advised the status of the City's Task Force on Ball Park Planning Committee, as the Commission's representative. The Site Selection Committee will be meeting and accepting presentations from four different sites and then tours will be conducted. On November 12, 1997 there will be a public hearing where two or three finalists will make their presentation to the entire task force.

ITEM-5: APPROVAL OF MINUTES OF OCTOBER 16, 1997.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF OCTOBER 16, 1997. Second by Butler. Passed by a 5-0 vote with Chairperson Steele abstaining as he was not present at that meeting, and Vice-Chairperson Anderson not present.

ITEM-6: INITIATION OF AMENDMENT TO THE TRANSPORTATION ELEMENT OF THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN TO ELIMINATE THE EXTENSION OF VALENCIA PARKWAY THROUGH THE POTTER TRACT SITE BETWEEN IMPERIAL AVENUE AND MARKET STREET.

Coleen Frost presented Report to the Planning Commission No. P-97-171.

There was no further public testimony subsequent to the discussion which took place regarding the continuation.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE STAFF RECOMMENDATION AND INITIATE THE PROPOSED COMMUNITY PLAN AMENDMENT PROCESS. HOWEVER, STAFF WILL PROVIDE A STATUS REPORT ON SEDC'S PROJECTS IN THE COMMUNITY, AND SCHEDULE A JOINT WORKSHOP BETWEEN SEDC, PLANNING COMMITTEE AND PLANNING COMMISSION. THIS WORKSHOP WILL BE HELD PRIOR TO ANY FURTHER ACTION. Second by Quinn. Passed by 5-0 vote with Commissioner Butler abstaining and Vice-Chairperson Anderson not present.

ITEM-7: BEYER WAY REZONE.

Mike Westlake presented Report to the Planning Commission No. P-97-172.

Testimony in favor by:

William O'Keefe, Owner. Gave history of ownership of his property and discussed the adjacent property and the zoning of each parcel. Spoke to the number of units, the increase and rationale involved. Spoke to why he wants the additional units from a financial and management point of view.

Testimony in opposition by:

Patricia Guess, neighbor. Spoke to the number of units and how the traffic and parking will be impacted. Feels this area is just too small an area to support the proposed project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE STAFF RECOMMENDATION AS OUTLINED IN THE PLANNING REPORT. Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-8: PARCEL D REZONE TO REZONE A 0.67 ACRE SITE AT 8657 NAVAJO ROAD FROM CO (COMMERCIAL OFFICE) TO CA (AREA COMMERCIAL) RZ NO. 96-7542.

Patrick Hooper presented Report to the Planning Commission No. P-97-168.

Testimony in favor by:

Paul Robinson, representing Burnham Pacific. Advised he was in attendance to answer questions.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATIONS AND CERTIFY MITIGATED NEGATIVE DECLARATION AND APPROVE RZ. NO. 96-7542.

Second by Quinn. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-8A: OTAY MESA DEVELOPMENT DISTRICT ORDINANCE AMENDMENT.

Dan Stricker presented Report to the Planning Commission No. P-97-175.

Testimony in favor by:

Roger Jaffe, Otay Mesa Investments. Discussed the subdivision of 40 acres across the street from this property. They still own a number of parcels there. Not here to support or oppose this particular project, however, since seeing the notice they've discussed taking their industrial property and allowing it to be commercial just on that six acre corner piece.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY CERTIFY THE NEGATIVE DECLARATION AND APPROVE THE AMENDMENT TO THE ORDINANCE. Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-9: CHEVRON SERVICE STATION #20-5979 - APPEAL OF COASTAL DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT/BARRIO LOGAN PERMIT NO. 96-7362.

Mary Roush presented Report to the Planning Commission No. P-97-159.

Testimony in favor of the appeal by:

Andrea Fiscus, Chevron Products Company. Gave history of the site selection and their request of the signs they feel they need to operate this station. Explained that the off ramp is approximately one mile back on the freeway, and therefore the signs are not visual enough. Requested monument sign on Main Street because of the topography of this site.

No one present to speak in opposition of the appeal.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE STAFF'S RECOMMENDATION. Failed by a 3-3 vote with Commissioners Butler, Watson and Chairperson Steele voting nay, and Commissioners Quinn, Skorepa and White voting yea. Therefore, the decision of the lower hearing body stands.

ITEM-10: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS - None.

ITEM-11: THE LAWRENCE FAMILY JEWISH COMMUNITY CENTER - AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN; AMENDMENT TO THE CITY LEASE, FIFTH AMENDMENT TO DECLARATION OF RESTRICTIONS AND AMENDMENT OF CONDITIONAL USE PERMIT NO. 82-0358. PROJECT NO. 96-714.

Tracy Elliot-Yawn presented Report to the Planning Commission No. P-97-170.

Testimony in favor by:

Homer Delawie, architect. Discussed how this project is one of the most exciting that he has worked on over several years. It is truly a community center and a very active facility for not only members, but also employees, there's always something going on. It is a multi-faceted project.

Mike Cohen, Executive Director of the JCC. Described the expansion of the center and explained the entire project with new interior and exterior facilities and functions. Spoke about how this center has become a focal point of the community and how the expansion will continue to do so even on a greater level.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION OUTLINED IN THE PLANNING REPORT. Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 2:18 p.m.