

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
OCTOBER 9, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-present (only for Item No. 13)
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-not 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.

Staff requested that Item No. 6 Carmel Valley Neighborhood 8C be continued at the request of the applicant.

The City Attorney advised that based on existing facts and circumstances on this item a sufficient basis exists for adjournment into closed session pursuant to Government Code section 54956.9 to confer with and receive advice from legal council regarding Torrey Pines Investment, Inc. et al v. City of San Diego.

COMMISSION ACTION:

MOTION BY WATSON TO ADJOURN INTO CLOSED SESSION.

Second by White. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining, and Commissioner Skorepa not present.

ITEM-3: DIRECTOR'S REPORT.

Gary Halbert reviewed the organizational chart established for the Development Services Department.

ITEM-4: COMMISSION COMMENT.

Commissioner Quinn expressed an interest in the AEP San Diego Chapter October luncheon on October 23, 1997. It was requested that reservations be made for the Commissioners.

ITEM-5: APPROVAL OF MINUTES OF SEPTEMBER 11, 1997.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF SEPTEMBER 11, 1997. Second by Watson. Passed by a 5-0 vote with Commissioner Quinn abstaining as she was not present for that meeting, and Commissioner Skorepa not present.

ITEM-6: **NEIGHBORHOOD 8C - CPA/VTM/RPO/PD 96-7499.**

COMMISSION ACTION:

MOTION BY WATSON TO CONTINUE TO A SPECIAL HEARING ON OCTOBER 16, 1997 AT 9:00 A.M. Second by Butler. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining, and Commissioner Skorepa not present.

ITEM-7: **BENSON HEIGHTS. TENTATIVE MAP AND RESOURCE PROTECTION ORDINANCE PERMIT 92-0298.**

John Fisher presented Report to the Planning Commission No. P-97-154.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-97-154, WITH THE ADDITION OF A CONDITION THAT REQUIRES EROSION CONTROL AND HYDROSEEDING SHOULD CONSTRUCTION NOT TAKE PLACE IMMEDIATELY AFTER GRADING. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-8: **CALUMET AVENUE STABILIZATION - COASTAL DEVELOPMENT PERMIT AND SENSITIVE COASTAL RESOURCE PERMIT NO. 96-0125.**

Jeff Koch presented Report to the Planning Commission No. P-97-139.

Testimony in opposition by:

Ben Hildyard, representing himself. Discussed the technical aspects of the project and the discrepancy of the statement in the report vs. the actual project. It is not feasible to construct this project as outlined in the report.

Walt Hall, representing himself. Discussed the letters which were distributed to the Planning Commission including correspondence from the Code Enforcement Coordinator in 1991 which recommended immediate removal of this structure, and how budget cuts have restricted the City's ability to prosecute certain violations of the municipal code.

No one present to speak in favor.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION AND APPROVE CDP AND SCR 96-0125 SUBJECT TO CONDITIONS. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-9: **MERELES RESIDENCE - COASTAL DEVELOPMENT PERMIT, VARIANCE AND STREET CASE NO. 96-0712.**

Jeff Koch presented Report to the Planning Commission No. P-97-140.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-97-140 WITH THE INCLUSION OF A CONDITION WHICH PROHIBITS INSTALLATION OF A GATE AT THE END OF TAVARA. Second by Quinn. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-10: JADE COAST DRIVE TENTATIVE MAP AND VARIANCE NO. 96-0707.

Glen Gargas presented Report to the Planning Commission No. P-97-166.

Testimony in favor by:

Jeanette Waltz, representing Pardee Construction Company. Stated that Pardee concurs with the staff report. Gave history of the site and the research behind the design. Here to answer questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY THE MITIGATED NEGATIVE DECLARATION AND ADOPT MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE THE TENTATIVE MAP AND VARIANCE NO. 96-0707 SUBJECT TO CONDITIONS. STAFF WAS DIRECTED TO BE CERTAIN THAT THE RECORD IS COMPLETE AND ALL PERTINENT DOCUMENTS ARE CONTAINED IN THE FILE.

Second by Quinn. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson abstaining and Commissioner Skorepa not present.

ITEM-11: REQUESTS FOR CONTINUANCE FOR AFTERNOON ITEMS - None.

ITEM-12: INITIATION OF AMENDMENTS TO THE MIDWAY/PACIFIC HIGHWAY, LINDA VISTA, CLAIREMONT MESA, PENINSULA, AND OLD SAN DIEGO COMMUNITY PLANS AND PROGRESS GUIDE AND GENERAL PLAN AS PART OF THE NORTH BAY REVITALIZATION PROGRAM.

Miriam Kirshner presented Report to the Planning Commission No. P-97-160.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION OF AMENDMENTS. Second by Anderson. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-13: **PEP BOYS/PARTS USA - A SAN YSIDRO DEVELOPMENT PERMIT/GRADING REVIEW PERMIT 96-0553 AND AN AMENDMENT TO THE SAN YSIDRO IMPLEMENTING ORDINANCE TO ALLOW AN AUTOMOBILE PARTS AND ACCESSORIES STORE IN THE CSR-3 ZONE.**

Dan Joyce presented Report to the Planning Commission No. P-97-164.

Testimony in favor by:

Paul Robinson, representing Front Street Development. Provided economic facts of the project as this property is in a redevelopment area and one that has legally been declared blighted. Explained how the owners have attempted to redevelop the property since their ownership and contacted several businesses that would be potential developments consistent with the zoning. No one other than Pep Boys have contacted them to lease this property. The Community Planning Group feels this use is consistent with the Community Plan.

Testimony in opposition by:

Juanita Orellana, Rancho Auto & Truck Parts. Feels that since there are already several other auto part stores in this area, there is no need for another one to create additional competition. San Ysidro is in need of more tourist industry and should not duplicate businesses that are already there. They should add a variety of shops that are needed in the community.

David Mendoza, Kragen Auto Parts. Explained that he entered into a high lease agreement as he was told that the zoning would remain as such that would not allow for additional auto part stores. He would not have moved into the area if he knew this would happen. He has put a lot of money into building his business and feels this project should be denied.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND TO THE CITY COUNCIL THAT THEY DENY THE PROJECT BASED ON THE FOLLOWING:

- 1) DOES NOT SATISFY THE REQUIREMENT OF THE COMMUNITY PLAN, PARTICULARLY THE PEDESTRIAN ORIENTED DESIGN.
- 2) IT IS A VARIATION OF SPOT ZONING BY AMENDING AN ENTIRE ZONING LAND USE TO PUT ONE USE ON ONE LOT.
- 3) DID NOT GO THROUGH THE REDEVELOPMENT PROCESS THAT IS IN PLACE IN THE COMMUNITY.
- 4) REDEVELOPMENT PLAN SHOULD HAVE BEEN ADDRESSED IN THE STAFF REPORT.
- 5) IS NOT CONSISTENT WITH THE DESIGN GOALS AND VISION FOR THIS DISTRICT AS EXPRESSED IN THE COMMUNITY PLAN.
- 6) THE NET ECONOMIC IMPACT TO THE COMMUNITY HAS NOT ADEQUATELY DEMONSTRATED.
- 7) THE ENTIRE PROJECT SITE NEEDS TO BE REVIEWED AT ONE TIME, NOT JUST ONE AREA.
- 8) IT IS IMPORTANT TO NOTE THAT THIS PARTICULAR USE WAS PURPOSEFULLY EXCLUDED FROM THIS AREA AS THE COMMUNITY WAS STRIVING FOR A PEDESTRIAN FRIENDLY ATMOSPHERE.

Staff was directed to bring back a summary of these recommendations before it goes before the City Council. Second by Quinn. Passed by a 7-0 vote.

ITEM-14: WORKSHOP - REFERRAL FROM LAND USE AND HOUSING
COMMITTEE ON PROPOSED METHODOLOGY FOR PUBLIC INPUT
ON THE CITY'S STRATEGIC FRAMEWORK.

Workshop held. Planning Commission to provide LU&H Committee with their recommendation by the next scheduled committee meeting on October 29, 1997.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:30 p.m.