

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
DECEMBER 18, 1997
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:03 a.m. Chairperson Steele adjourned the meeting at 11:05 a.m. to reconvene at their field trip.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-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
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.

Rebecca Michael requested that the Planning Commission direct staff to renote the U.S. Marshal's Service Seized Vehicle/Auction Facility to a future Planning Commission meeting to allow enough time to provide the Commission with information they requested. This project will be docketed for January 29, 1998.

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

Community Planners Committee, the Sierra Club and Joanne Pierson requested that Item No. 7, Regulatory Relief Day be continued for additional time to review these items. This item was continued.

ITEM-3: DIRECTOR'S REPORT.

None.

ITEM-4: COMMISSION COMMENT.

None.

ITEM-5: APPROVAL OF MINUTES OF DECEMBER 4, 1997.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF DECEMBER 4, 1997. Second by Anderson. Passed by a 6-0 vote with Commissioner White abstaining as he was not in attendance at that meeting.

ITEM-6: BALBOA GENESEE TOWERS. TENTATIVE MAP, PLANNED COMMERCIAL DEVELOPMENT, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE TYPE B, CONDITIONAL USE PERMIT NO. 96-7558.

John Fisher presented Report to the Planning Commission No. P-97-197.

Testimony in favor by:

Matt Peterson, representing Meyer C. Weiner Company and the Balboa-Genesee, LLC. Described the proposed redevelopment of this 5.8 acre within the community core of the Clairemont Mesa Community Plan. Mr. Peterson gave the background of this property since his client purchased it in 1995, and how his client has attempted to redevelop the site and has presented a variety of redevelopment proposals to the community. Mr. Weiner continued to work on this project to come up with a feasibly economic project, one which would also please the community. Mr. Peterson also discussed the recent community interaction that has taken place, and the traffic and noise issues related to the proposed Taco Bell restaurant.

Paul Chelminiak, architect representing Meyer Weiner. Discussed the design of the project and the landscaping plan.

Meyer Weiner, owner. Thanked the staff and the Commission for the opportunity to speak on this project. Spoke to the success of his company and their past and present tradition of permanence with integrity. Discussed the history of the project and the tenancy of this building and surrounding area. Explained that they have already received several offers for permanent funding and that they plan to have an attractive, well maintained and highly regarded business park.

Dave Potter, Clairemont Mesa Planning Committee. Advised that he is not necessarily opposed to the project and that the Committee supports the renovation of the Towers. They voted to approve it with twelve conditions. Some of the issues were: retail commercial in the commercial office zone; required parking spaces. The failure to include the SDG&E property in the design; the involvement of a TM and PCD and CPIOZ B permits; the entire site is larger than depicted or stated. Noise impacts related to the proposed night time operations of a drive-thru fast food restaurant, which violates the Municipal Code.

Carol Westover, Robert O'Sullivan, Tom Reid, Louis Principe, representing themselves. Feel the community is too reserved in their thinking and that this change would be good for the community and it is a much needed improvement for this area. Mr. Principe has been a tenant in this area for 33 years and described the needs of the community

through the years and that this project will revitalize this corner.

Testimony in opposition by:

Billy Paul, Linda Maskovich, Gladys Dorf, Dorothy Jensen, William Wedge, Dan Hill, concerned residents. All spoke to the landscape plans consistent with the proposed improvements along Balboa Avenue by Cal Trans; that the Taco Bell hours of operations be limited; that the signage conform to the City of San Diego signage guidelines and be submitted to the Planning Committee for approval; and a review of traffic impacts on the local streets; zoning issues of CO use in a R-1500 zone. Feel the project is over built and will be too massive for this area. Would like a buffer wall to shield the Taco Bell drive through noise.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION LDR NO. 96-7558 AND FINDING OF NO SIGNIFICANT IMPACT; AND APPROVE THE TM, PCD, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE TYPE B, CUP NO. 96-7558 WITH THE FOLLOWING ADDITIONAL CONDITIONS:

1. THAT REFUSE COLLECTION, COMPACTING, PROCESSING, PARKING LOT SWEEPING, ETC. BE LIMITED TO 7AM TO 7PM MONDAY THROUGH SUNDAY.
2. SECURE THE PARKING ON THE EASEMENT FROM 10PM TO 7AM.

Second by Quinn.

MOTION BY ANDERSON TO AMEND THE MAIN MOTION TO RESTRICT THE USE OF THE EXTERNAL SPEAKERS AT THE DRIVE THROUGH RESTAURANT FROM 9PM TO 8AM. Second by Skorepa. Passed by a 5-2 vote with Commissions Quinn and Watson voting nay.

Vote on the amended main motion passed by a 7-0 vote.

ITEM-7: **REGULATORY RELIEF DAY - 1997.**

COMMISSION ACTION:

MOTION BY ANDERSON TO CONTINUE THIS ITEM TO FEBRUARY 12, 1998 AT THE REQUEST OF SEVERAL COMMUNITY GROUPS.
Second by Quinn. Passed by a 7-0 vote.

ITEM-8: **FIELD TRIP TO MARVIN CARPENTER STORAGE.**

COMMISSION ACTION:

Field Trip taken. Public hearing to be docketed for January 22, 1998.

The Planning Commission meeting was adjourned by Chairperson Steele 11:05 p.m. to reconvene at the Marvin Carpenter Storage area for a field trip.