

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 12, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:02 a.m. Chairperson Steele adjourned the meeting at 10:30 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-not present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not 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
Gary Halbert, Deputy Director, DSD-present
Bob Didion, DSD-not present
Rob Hawk, Deputy City Engineer, 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.

None.

ITEM-3: DIRECTOR'S REPORT.

None.

ITEM-4: COMMISSION COMMENT.

Commissioner Skorepa advised that she attended and will continue to attend the Border Advisory Council meetings, a group which includes the City, the Federal Government and representatives from Mexico. Their goal is to become informed about the operations at the Port of Entry and review the development of land use along the border. Commissioner Skorepa will report back to the Commission after each meeting.

Chairperson Steele advised he will be providing minutes of the Steering Committee meetings to the Commissioners, and requested that the Commissioners submit names of people for memberships of Committees and/or Chair people. Chairperson Steele reminded the Commissioners of the Joint LU&H/PC meeting next Wednesday, February 18, 1998.

ITEM-5: APPROVAL OF MINUTES OF JANUARY 29, 1998

COMMISSION ACTION:

MINUTES WERE TRAILED TO FEBRUARY 19, 1998 FOR A FULL COMMISSION. REVISED MINUTES TO INCLUDE THE CORRECTION TO THE TESTIMONY GIVEN BY DOMINICK DRAGO ON ITEM NO. 7, AND THE INCLUSION OF THE MOTION MADE BY VICE-CHAIRPERSON ANDERSON ON ITEM NO. 12.

ITEM-6: **APPEAL OF THE DECISION OF THE HEARING OFFICER: SHELL OIL PRODUCTS COMPANY. CONDITIONAL USE PERMIT NO. 96-0714 TO ALLOW THE ADDITION OF A 900 SQUARE FOOT CAR WASH TO AN EXISTING AUTOMOBILE SERVICE STATION LOCATED AT 2485 CORONADO AVENUE.**

Patrick Hooper presented Report to the Planning Commission No. P-97-136 Revised.

Testimony in opposition to the appeal by:

Steve Knipfel, representing Shell Oil. Co. Feels there is no new information since the last hearing, and this is the third time this is now before the Commission. Reiterated he is still opposed to giving up 7 feet; feels it is unfair, and an illegal take of his property. Staff has not answered the questions asked and feels it is totally unrelated to the car wash. Is concerned if, in the future, they want to make improvements on this property, the canopy will become a nonconforming structure and it will then cost more to make any improvements.

No one to speak in favor of the appeal

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE CUP NO. 96-0714 (SUBJECT TO CONDITION NO. 13). Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Quinn not present.

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

Dan Joyce presented Report to the Planning Commission No. P-98-038.

Testimony in favor by:

Matt Adams, representing the Building Industry Association. Spoke in favor of items A and E and that the BIA feels it is a welcomed and sensible approach to the small amount of grading that is being talked about. In terms of item "E", reduction from 14 to 5 days for Distribution Period for a final negative declaration, etc., is good as it could save up to a month in processing time without interfering with the public's right to make comments and review projects.

Testimony in opposition:

Opal Trueblood, representing herself. Gave history of how the community and City worked with for review and comment periods and one of the things they dealt with was the definition of the word "days". It was determined that 10 days referred to working days and not calendar days. Explained the notice process and when notices are received and how much or little time the public has to act on a project.

Craig Jones, representing Scripps Ranch Planning Group and Community Planners Committee. Advised that the CPC reviewed the proposed regulatory relief items at their last meeting, and as a result the CPC voted to recommend against City staff's proposals for shortening the review period for environmental review documents, and for eliminating the cubic yard threshold for grading review.

Gerri Stryker, Chairperson Community Planners Committee. Submitted letter showing the motion made by the CPC at their last meeting regarding grading thresholds and shortening review period for environmental documents. Feels it is ludicrous to reduce this review period to five days and requested that the Planning Commission deny this action. Also spoke to item C - Separate Processing of minor street and easement actions. The Permit Press indicated that the Commission had already considered this and that it is going to the City Council this month.

Joanne Pearson, representing the Sierra Club. Spoke to Item E - they discovered that it had come through as an item in 1993 Regulatory Relief and that the public had reviewed it and had settled on 14 days. CEQA language has been eliminated from the San Diego ordinance and that did not come as part of the ZCU. They determined that the San Diego CEQA ordinance has been gutted without any original language coming through as part of the ZCU. It would definitely be a disservice to the public to reduce this review time to five calendar days.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE ITEMS A THROUGH D AND DENY ITEM E. STAFF WAS DIRECTED TO WRITE A LETTER TO COUNCIL FROM THE COMMISSION EXPLAINING THE COMMISSION'S RATIONALE FOR THIS MOTION AND THAT THE CHAIR ATTEND THE CITY COUNCIL MEETING TO CONVEY THE COMMISSION'S ACTIONS. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Quinn not present.

ITEM-8: **LOUGEAY'S SUNDOWNER TENTATIVE MAP AND RESOURCE PROTECTION ORDINANCE PERMIT EXTENSION OF TIME. TM/RPO 96-7717.**

Leisa Lukes presented Report to the Planning Commission No. P-98-032.

Testimony in favor by:

Erick Ricci, Civic Engineer for applicant. Indicated he was in attendance to answer questions.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE EXTENSION OF TIME AND IMPLEMENT THE CARMEL VALLEY PDO AND RPO PERMITS. Second by White. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Quinn not present.

ITEM-9: VANIER PROJECT EXTENSION OF TIME PERMIT NO. 96-7751.

Bill Tripp presented Report to the Planning Commission No. P-98-033.

Testimony in favor by:

James Milch, representing the applicant. Indicated that the Vanier's have already spent \$225,000 to this point, and they are very interested in pursuing the development of this property.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE EXTENSION OF TIME AND ALLOW THE IMPLEMENTATION OF A PLANNED RESIDENTIAL DEVELOPMENT AND RPO PERMIT. Second by Butler. Passed by a 5-0 vote with Vice-Chairperson Anderson and Commissioner Quinn not present.

ITEM-10: APPROVAL OF CENTRE CITY DEVELOPMENT PERMIT NO. 96-7331 AND A PROPOSED AMENDMENT TO THE CENTRE CITY PDO FOR ANEW LAW LIBRARY FOR THE CALIFORNIA WESTERN SCHOOL OF LAW LOCATED AT THIRD AVENUE AND CEDAR STREET - CORTEZ REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

Greg Wade, CCDC presented the Report to the Planning Commission, dated February 2, 1998.

Testimony in favor by:

Katharine Rosenberry, representing Cal Western School of Law. Gave background on the school and why they are asking for this library. Advised they have to have this library in order to keep their accreditation.

Tom Anglewitez, architect. Spoke to the design features and the intent of same to create a strong sense of identity for the campus.

No one to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL CERTIFY THE ENVIRONMENTAL NEGATIVE DECLARATION AND APPROVE AN AMENDMENT TO THE CENTRE CITY PDO TO ALLOW CONSTRUCTION OF THE PROPOSED LAW LIBRARY. Second by Butler. Passed by a 4-0 vote with Chairperson Steele abstaining and Vice-Chairperson and Commissioner Quinn not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 10:30 a.m.