

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 19, 1998  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Steele at 9:11 a.m. Chairperson Steele adjourned the meeting at 10:30 a.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-not 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.**

Gary Halbert discussed the issue heard during Regulatory Relief at the last hearing regarding the cancellation of Hearing Officer meetings. Mr. Halbert advised that after checking with the Hearing Officer, Bill Mackey, that no meetings are canceled because there's only one or two items on the docket. In fact, additional meetings are scheduled to be sure to expedite matters.

**ITEM-4: COMMISSION COMMENT.**

Commissioner White requested that in light of the recent heavy rains and the photos of the flooding of Mission Valley, an update be brought before the Commission on how the parking structure at Mission Valley is working. Rob Hawk will bring back before the Commission at the next hearing.

Chairperson Steele advised of the joint meeting with LU&H regarding the General Plan Update, and that a discussion took place on the history of planning documents in the past, and agreed on organizing four committees who will do the work for the public, those being: Economic Prosperity, Infrastructure, Neighborhood Quality and Urban Forum. The next step will be to get a chairperson and members for these various committees.

ITEM-5: **APPROVAL OF MINUTES OF FEBRUARY 5, 1998.**

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE MINUTES OF FEBRUARY 5, 1998. Second by Butler. Passed by a 5-0 with Commissioners Quinn and Skorepa not present.

ITEM-5A: **TRAILED FROM FEBRUARY 12, 1998. APPROVAL OF REVISED MINUTES FOR JANUARY 29, 1998.**

MINUTES WERE TRAILED FOR A FULL COMMISSION.

ITEM-6: **U.S. MARSHAL SERVICE SEIZED VEHICLE AND AUCTION FACILITY - PROPOSED CONDITIONAL USE AND OTAY MESA DEVELOPMENT PERMIT NO. 96-7579.**

Kevin Sullivan presented Report to the Planning Commission No. P-98-006 and discussed the status of this project since the last hearing on January 29, 1998. Staff also presented an strike out errata sheet from Facilities Financing on this project.

Testimony in favor by:

**Michael McDade, representing the Imperial Group.** Spoke to the questions raised at the last hearing and directives given. Advised that this is a ten year project. The Government has agreed they will take a 10 year CUP and then when it expires they will come back to the Commission to get extensions or approval for additional years. Advised that this is an important federal law facility needed by the region. This is not just federal revenue, the City of San Diego gets over one million dollars a year. This is an extremely well designed facility and will be well maintained and landscaped. This is not a new impact on Otay Mesa; there is currently an existing facility. Spoke to the traffic impacts and border crossings.

**Steve Gross, President, Otay Mesa Chamber of Commerce.** Advised they are supportive of the plan now after meeting with the applicant and discussing the major issues. Otay Mesa is going through a process with Public Facilities Finance Plan which talks about interim versus permanent uses. It's clear now what is an interim use and what is a permanent use.

Will they be paying the DIF fees based on that new PFFP? Will all the parking be on site as it is on a two-lane road now and where are they going to park those cars, and who pays for the additional road or lanes? Staff answered these questions.

Testimony in opposition by:

**Hal Pollard, representing National Enterprises, Inc.** Discussed the infrastructure issues previously addressed. Advised he has an application in Process 2000 now to park 176 trucks across the street in various, improved finished lots. He is being required to spend eight million dollars on a mile of public street improvements. This application to park five thousand cars doesn't require them to pay for any of this. He feels the developer should have to pay for the build-out improvements now and everyone should pay their fair share. Spoke to the RFP and that the terms included in the original agreement was for 20 years; now it's for 10 years. There is an issue of fair play involved here.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WATSON TO CERTIFY THE MITIGATED NEGATIVE DECLARATION 96-7579 AND CERTIFY THE MITIGATION, MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT; AND APPROVE OTAY MESA DEVELOPMENT AND CUP 96-7579 (SUBJECT TO CONDITIONS OF APPROVAL CONTAINED IN ATTACHMENT 5) WITH THE ADDITION OF THE ERRATA SHEET PROVIDED BY STAFF.\* Passed by 5-0 vote with Commissioners Quinn and Skorepa not present.

*SECOND BY BUTLER. Revision made 3/16/98. Jf.*

**ITEM-7: PLANNED DISTRICT ORDINANCE AMENDMENTS RELATED TO THE LAND DEVELOPMENT CODE.**

Theresa Wilkinson presented Report to the Planning Commission No. P-98-040.

No one to speak in favor.

Testimony in opposition by:

**Hal Pollard, National Enterprises, Inc.** Not really opposed, but wanted to make a comment that with this type of activity as things get slowly changed in these ordinances, and more power is given to the Planning Director or City Manager, that there be language included that says there are development agreements in place that tend to be overlooked.

**COMMISSION ACTION:**

MOTION BY ANDERSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN THE PLANNING REPORT. Second by White. Passed by a 5-0 vote with Commissioners Skorepa and Quinn not present.

ITEM-8: **WESTVIEW II. EXTENSION OF TIME NO. 96-7860.**

John Fisher presented Report to the Planning Commission No. P-98-029.

Testimony in favor by:

**Joe Lacava, Globus Development.** Speaking on behalf of the developer and owner. This is simply a request for an extension of time. They appreciate the efforts of staff and the clarification of the pertinent issues for an EOT. This portion of the Pacific Beach community is in the same state as it was in 1991 when this project was originally approved, and there have been no changes in the area to warrant any reconsideration of the original approval.

**Wally Romaya, owner.** Assured the neighbors that the seven homes being built are separate and individual single-family homes of 3,000 square feet each and will be designed to be harmonious with the rest of the community and street.

Testimony in opposition by:

**Jack and Joan Hobbs, neighbors.** Advised that they missed the original application at the Planning Committee as they were out of town. Pacific Beach is a very densely populated area and there are properties

zoned for multiple housing which still have single residences sitting on them. Appealing on an emotional level: they had time to build these homes already and they didn't do it therefore they should not be allowed to do it now. Please do not give them time to build seven homes where there should be only one.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE AN EXTENSION OF TIME FOR AN APPROVED TM 90-0576 AND PIRD NO. 90-0576. Second by Watson. Passed by a 5-0 vote with Commissioners Quinn and Skorepa not present.

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