

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 9, 1995
AT 9:00 A.M.
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson McElliott at 9:07 a.m. The meeting was recessed at 11:35 p.m. and reconvened at 1:30 p.m. Vice-Chairperson McElliott adjourned the meeting at 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-not present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-not present
Hal Valderhaug, Chief Deputy City Attorney-present
Ed Oliva, Assistant Director, Development Services
Department-not present
Linda Johnson, Principle Planner-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Mohammad Sammak, Development Coordinator, Engineering and
Development-present
Linda Lugano, Recorder-present

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

Commissioner Quinn requested clarification of staff's interpretation of two Planning Commission motions made during previous meetings, (and the proposed conditions) on Jarrett Heights and the Southeast Price Club projects. Staff was directed to revise the reports on both of these projects and bring back to the Commission. Staff was also directed that if they do not totally understand the motions made by the Commission, that they advise so.

Vice-Chairperson McElliott suggested that in the future, items on the docket will not be taken out of order.

ITEM-2: APPROVAL OF THE MINUTES OF JANUARY 26, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF JANUARY 26, 1995. Second by Skorepa. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

ITEM-2A: DIRECTOR'S REPORT.

Mike Stepner advised that Anna McPherson had been appointed to the Escondido Historic Preservation Commission; Renaissance Commission has begun meeting and staff will bring back a detailed report at a later date on this Commission's findings after they have had a few meetings and met with Community Planning Groups.

Linda Johnson advised the Commission on a workshop requested by the Commission on Conditional Use Permits. A joint meeting with Zoning Code Update staff and DSD staff will be held for a workshop in late April, early May - the Commission requested this be held sooner; the concerns regarding cellular facilities were also addressed. Ms. Johnson advised that a staff member has been assigned to deal with these issues and this could be brought back to the Commission by the end of March.

ITEM-3: WORKSHOP - Series 8 Regional Growth Forecast.

COMMISSION ACTION:

WORKSHOP HELD.

MOTION BY SKOREPA TO DIRECT STAFF THAT A WORKSHOP OR SIMILAR FORMAT BE HELD TO TAKE SUCH INFORMATION AS RECEIVED AT THIS WORKSHOP INTO CONSIDERATION AS IT RELATES TO THE GENERAL PLAN AND A FRAMEWORK THAT THE COMMISSION CAN WORK WITH IN ORDER TO FACTOR ALL OF THESE ELEMENTS INTO AS THEY PROCEED WITH THEIR DELIBERATIONS. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Commission Neils not present.

ITEM-4: REQUEST BY THE FRIENDS OF CHABAD-LUBAVICH SAN DIEGO, INC. FOR A PLANNING COMMISSION FINDINGS OF SUBSTANTIAL CONFORMANCE FOR A PROPOSED 800 STUDENT, K-12 SCHOOL WITH THE 1972 PLANNING COMMISSION APPROVED PHASE PLAN FOR THE UNITED STATES INTERNATIONAL UNIVERSITY CONDITIONAL USE PERMIT.

Ron Buckley presented Report to the Planning Commission No. P-95-012.

Testimony in favor by:

Donald Worley, representing Scripps Ranch Estates Homeowners Association. Discussed the access point which was a concern but has subsequently been resolved as they are not taking access through their subdivision. The Homeowners Association support staff's recommendation and are thankful to everyone for working out a private agreement mutually beneficial to all concerned. Certain changes, if made to the plot plan would constitute material changes and they would both agree that those changes should be heard in a noticed, public hearing by the Planning Commission. If in the future if both parties come forward with these changes the Planning Commission would acquiesce to those changes.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO FIND THAT THE PROPOSED PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE 1972 PLANNING COMMISSION APPROVED PHASE PLAN FOR USIU AND DIRECT STAFF TO . Second by Skorepa. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

MOTION BY QUINN TO DIRECT STAFF THAT ANY ~~IF~~ FURTHER SUBDIVISION OF THIS SITE ~~* TRIGGERS A REVISION OF THE CONDITIONAL USE PERMIT THAT IT WOULD COME BEFORE THE PLANNING COMMISSION.~~ Second by Skorepa. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

*would trigger a revision of the CUP that would come before the Planning Commission for discretionary action.

ITEM-5: WORKSHOP - CALIFORNIA REDEVELOPMENT LAW AND THE REDEVELOPMENT PROCESS IN SAN DIEGO. _____

Workshop held.

ITEM-6: OCEAN BEACH NEIGHBORHOOD IMPROVEMENT PLAN: LOCAL COASTAL PROGRAM AMENDMENT/COASTAL DEVELOPMENT PERMIT/REZONE/PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 92-0474.

Yoomi Getz presented Report to the Planning Commission No. P-95-023.

Testimony in opposition by:

Robert Burns, representing Ocean Beach Planning Board. Report was received February 4, 1995 and the Board last met on February 1, 1995 therefore not giving them any time to review this report before their next meeting. The reports fails to answer any of the Board's concerns from the last meeting - i.e., affordable housing, spot zoning and lot consolidation.

Testimony in favor by:

Jim Engelke, representing West Point Loma Homeowners Association. This application was previously submitted to the Commission three months ago; Mr. Engelke summarized those elements most relevant to this project. This is not a developer-driven application and PRD's are developer targeted; a PRD doesn't fit a neighborhood redevelopment initiative. This neighborhood is a war zone and they are trying to fix up this area and they just want a liveable neighborhood.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO RECOMMEND DENIAL OF THIS PROJECT TO THE CITY COUNCIL. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

ADJOURNMENT:

The Planning Commission was adjourned at 4:30 p.m. by Chairperson ~~Bernet~~ Vice-Chairperson McElliott. (Revised 2/23/95 by Linda Lugano)