

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 5, 1995
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:11 a.m. The meeting was recessed at 11:03 a.m. and reconvened at 1:30 p.m. The meeting was adjourned at 2:04 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-not present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-not present
John Riess, Deputy City Attorney-present
Ed Oliva, Assistant Director, Development Services
Department-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.

No one present to speak.

Commissioner Skorepa advised that as former Chair of the San Ysidro Redevelopment Group, she is still receiving information for that planning group, and requested that the mailing list be revised to be sure the current Chair is receiving this information. Staff was directed to look into this matter.

ITEM-2: APPROVAL OF MINUTES OF DECEMBER 1, 1994 AND DECEMBER 8, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF DECEMBER 1, 1994 AND DECEMBER 8, 1994. Second by Skorepa. Passed by a 5-0 vote for the December 1, 1994 meeting with Commissioner White abstaining as he was not present during this meeting, and Commissioner Benn not present; and a vote of 6-0 for the December 8, 1994 meeting with Commissioner Benn not present.

ITEM-2A: DIRECTOR'S REPORT - nothing to report.

ITEM-3: Removed from Docket and rescheduled for February 23, 1995.

ITEM-4: GAFFORD ADDITION, COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT CASE NO. 94-0226.

Glenn Gargas presented Planning Department Report No. P-95-005, and clarified some of the conditions in the permit.

No one present to speak.

COMMITTEE ACTION:

MOTION BY WHITE TO APPROVE THE PERMITS WITH THE ADDITION OF THE REVISION TO CONDITION NO. 3, ATTACHMENT 4, PAGE 1 FROM TWO OFF-STREET PARKING SPACES TO THREE OFF-STREET PARKING SPACES; AND CONDITION NO. 10, ATTACHMENT 4, PAGE 2, ADD LANGUAGE THAT STATES AT THE END OF THE SENTENCE, "IF ANY CHANGES IN LANDSCAPING ARE MADE". Second by Quinn. Passed by a 6-0 vote with Commissioner Benn not present.

ITEM-5: AIRTOUCH CELLULAR TORREY PINES SPLIT, COASTAL DEVELOPMENT, SENSITIVE COASTAL RESOURCE, HILLSIDE REVIEW, AND CONDITIONAL USE PERMIT NO. 93-0675.

Glenn Gargas presented Planning Department Report No. P-95-006 and advised the Commission of a revision to Condition No. 7 regarding the change from the word "permanent" irrigation to "temporary".

Testimony in favor by:

Kevin McGee, Representing Airtouch Cellular. Advised of the company's agreement with staff's recommendation. Discussed the landscaping requirements along with the building color; anti-graffiti treatment to be included; discussed the irrigation issue brought up by the Commission and the temporary irrigation due to the type of trees being planted.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE PERMIT SUBJECT TO CONDITIONS OF THE DRAFT PERMIT AS PRESENTED WITH ADDITIONAL LANGUAGE TO SPECIFY THAT THE SITE BE BROUGHT BACK TO ITS ORIGINAL CONDITION SHOULD THE STRUCTURE BE REMOVED; ANTI-GRAFFITI TREATMENT WILL BE USED; CONDITIONS NO. 18 AND 20 SHALL BE REVISED TO BE CONSISTENT AND USE THE FULL TITLE OF THE PERMIT. STAFF WAS DIRECTED TO LOOK AT THE CONCEPT OF THE CONDITIONAL USE PERMIT AND THE ADDITION OF TIME LIMITS AND THE IMPLICATIONS TO THE COMMUNITY IMPACT IN AN ATTEMPT TO KEEP A "BUSINESS FRIENDLY" ATMOSPHERE, AS WELL AS THE

CONCEPT OF "BUNDLING" OF THESE PERMITS. Second by McElliott. Passed by a 5-0 vote with Commissioner Quinn abstaining and Commissioner Benn not present.

ITEM-6: PROPOSED TENTATIVE MAP AND SOUTHEAST DEVELOPMENT PERMIT NO. 94-0487 JARRETT HEIGHTS.

Kevin Sullivan presented Planning Department Report No. P-95-002.

Testimony in favor by:

Tom Carter, Carter Reese & Assoc. Discussed the project, and the City's desire to develop single family housing in Southeast San Diego. Discussed the drainage issue and the design of the house. Advised how they have worked closely with staff to get the permit in six months, and wants to know what else can be done to get this approval.

Reese Jarrett, applicant. Thought this issue was going to be resolved at the December meeting. Explained that there will be additional housing issues coming before the Commission and discussed the tentative map process.

Testimony in opposition by:

Reynaldo Pisano, representing SESD Development Committee. Requested a continuance until the Committee has seen the grading plans or building permit for this project, and a checklist that would ensure that no variances would be required for the development of this site.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CERTIFY THE NEGATIVE DECLARATION, APPROVE THE TENTATIVE MAP, SUBJECT TO CONDITIONS, AND APPROVE SOUTHEAST DEVELOPMENT PERMIT NO. 94-0487, SUBJECT TO CONDITIONS WITH THE INCLUSION OF LANGUAGE TO CONDITION NO. 20 TO REFLECT THE INTENT TO REQUIRE SEPARATE PERMITS FOR INDIVIDUAL OR BATCHES OF HOUSES THAT ADDRESS THE DISCRETIONARY REVIEW REQUIREMENTS OF

THE PDO. Second by McElliott. Passed by a 5-0 vote with Commissioner Benn not present and Commissioner Skorepa abstaining.

The Planning Commission recessed at 11:03 p.m. and reconvened at 1:30 p.m.

ITEM-7: PROPOSED TENTATIVE MAP AND SOUTHEAST DEVELOPMENT PERMIT NO. 94-0616 PRICE CLUB MAP TO SUBDIVIDE AN IMPROVED 14.4 ACRE COMMERCIAL SITE LOCATED AT THE NORTHWEST CORNER OF MARKET STREET AND GATEWAY CENTER DRIVE.

Kevin Sullivan presented Planning Department Report No. P-94-203.

Reynaldo Pisano requested a continuance in order to have the opportunity to meet with a representative of the Price Club at the Committee Meeting to address the issues.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO JANUARY 12, 1995 AT 9:00 A.M. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott abstaining, and Commissioner Neils and Benn not present.

ITEM-8: OCEAN BEACH NEIGHBORHOOD IMPROVEMENT PLAN RZ/CDP/LCP/PRD 92-0474.

Yoomi Getz requested a continuance to February 9, 1995 at 1:30 p.m. to resolve some of the outstanding issues.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO FEBRUARY 9, 1995 AT 1:30 P.M. Second by Skorepa. Passed by a 5-0 vote with Commissioners Benn and Neils not present.

ADJOURNMENT:

The Planning Commission was adjourned at 2:04 p.m. by Chairperson Bernet.