

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 6, 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 9:06 a.m. The meeting was recessed at 11:50 p.m. and reconvened at 1:30 p.m. Chairperson Bernet adjourned the meeting at 3:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner William Anderson-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-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-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.

ITEM-2: APPROVAL OF THE MINUTES OF JUNE 22, 1995.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF JUNE 22, 1995. Second by Quinn. Passed by a 4-0 vote with Chairperson Bernet and Vice-Chairperson McElliott not present and Commissioner Skorepa abstaining as she was not in attendance for that meeting.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2B: DIRECTOR'S REPORT - Ernie Freeman, Planning Director informed the Commissioners of the final decision of the Mayor and Council on the 1996 budget which resulted in adding back into the Planning Department's budget \$545,000 for the restoration of the historic preservation staffing, continuation of the Community Plan update, as well as a commitment for special project staffing. Mr. Freeman thanked the Commissioners for all the effort they put into advising the Mayor and Council on the importance of those positions reinstated.

Commissioner Skorepa recommended to the Commission that they follow up with a letter of thanks to the Mayor and Council for their support and wisdom and confidence they expressed by virtue of their voting the money back into the department, and a follow up letter with the City Manager expressing the Commission's support of the decision of the Mayor and Council, and reiterating the areas where we believe that money can and should be allocated.

ITEM-5: BAME VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMITS, NO. 94-0623.

Glenn Gargas presented Report to the Planning Commission No. P-95-103. Condition 4 was clarified, and staff recommended that Condition No. 12 be deleted.

Testimony in favor by:

Rev. 7/31/95 LL ^{Coopersmith}
 Randi ~~Coopersmith~~, Latitude 33, representing the owner. Requesting to subdivide this property into four lots, sell them and have customized homes built on them. Gave a detailed description of the planning design of all the homes. Reviewed final staff report and discussed the conditions that they are not in agreement with staff, and conditions that needed clarification.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO CERTIFY MITIGATED NEGATIVE DECLARATION, VESTING TENTATIVE MAP AND ADOPT THE RESOLUTION AND CONDITIONS, AND PLANNED RESIDENTIAL REDEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMITS NO. 94-0623 AND ADOPT THE RESOLUTION AND CONDITIONS WITH THE FOLLOWING MODIFICATIONS: ADD A CONDITION WHICH WILL BE WORKED OUT BETWEEN THE STAFF, ATTORNEY'S OFFICE AND THE APPLICANT, THAT THE STRUCTURES TO BE BUILT WITHIN THIS PROJECT SHALL BE REPRESENTATIVE OF EXHIBIT A IN THE FILE WITH RESPECT TO ARTICULATION, BULK AND SCALE, VARIETY OF MATERIALS, AND THAT THE FOOTPRINT WITHIN THE BUILDING PADS SHALL BE REPRESENTED BY THE FLEXIBILITY OF THE FOOTPRINTS THAT ARE SHOWN ON EXHIBIT A; ADD LANGUAGE BETWEEN "WITH" AND "NATIVE" TO CONDITION 25A, NEXT TO THE LAST LINE TO READ, "DISTURBED AREA SHALL BE REVEGETATED WITH AN APPROVED HYDROSEED MIX OF NATIVE PLANT MATERIALS SUBJECT TO THE APPROVAL OF THE PARK & RECREATION AND DEVELOPMENT SERVICES DIRECTORS; CONDITION 12 REGARDING THE ANTENNA WILL BE REWRITTEN TO ALLOW FOR NEW TECHNOLOGY BUT TO MAINTAIN SOME CONTROL OVER THE OLD TECHNOLOGY; CONDITION 18 IN THE VTM, WILL BE WORKED OUT IN TERMS OF RESOLUTION THAT AREA REGARDING THE WATER REQUIREMENTS; CONDITION NO. 4 WILL BE CONSISTENT WITH NO. 27 OF THE VTM; CONDITION NO. 7

WILL BE LEFT AS IT IS. STAFF TO PROVIDE A DRAFT OF THIS MOTION BEFORE IT GOES TO THE CITY COUNCIL. Second by White. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Anderson not present.

ITEM-6: MOBIL MART AND CARWASH - SOUTHEAST SAN DIEGO PLANNED DISTRICT, COMMUNITY PLAN AND REDEVELOPMENT PLAN AMENDMENTS, REZONE, CONDITIONAL USE PERMIT AND SOUTHEAST DEVELOPMENT PERMIT.

Kevin Sullivan presented Report to the Planning Commission No. 95-085.

Public testimony in favor by:

Janay Kruger, representing the owner, Dave Keipler. They have received unanimous votes from the Planning Group and SEDC and have talked through all the conditions and are in concurrence with all the staff recommendations. Answered specific questions regarding the service bays, strictly for gasoline; lengthy discussion they had with the entire Planning Group and they were not happy with the Mobil architecture when they started out either. Discussed the trees required by the SESD Development Committee and the meetings they've had with this group.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO STATE FOR THE RECORD THAT MITIGATED NEGATIVE DECLARATION HAS BEEN REVIEWED AND CONSIDERED; AND RECOMMEND THAT THE CITY COUNCIL CERTIFY THE MND AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT; RECOMMEND APPROVAL TO THE CITY COUNCIL OF PROPOSED SOUTHEAST SD COMMUNITY PLAN AMENDMENT; RECOMMEND APPROVAL OF PROPOSED REZONE 94-0157 AND APPROVAL OF THE PROPOSED CONDITIONAL USE AND ~~SOUTHWEST~~ DEVELOPMENT PERMIT 94-0618 SUBJECT TO CONDITIONS IN ATTACHMENT 8, ALONG WITH THE FOLLOWING MODIFICATIONS: IN THE REVISED COMMUNITY PLAN, PAGE 1 OF 6, PAGE 268 SECOND PARAGRAPH TO BE REVISED TO READ "NEIGHBORHOOD COMMERCIAL AND COMMERCIAL ZONES";

ATTACHMENT 9, PAGE 3 CONDITION NO. 11 TO BE REVISED TO READ "...CITY MANAGER" NOT CITY ATTORNEY; GRAFFITI TREATMENT WILL BE INCLUDED ON THE WALL; ADDING THE WORD "SERVICE" AFTER THE WORD AUTOMOBILE REPAIR IN CONDITION 26, ATTACHMENT 9; LANDSCAPING REQUIREMENTS WILL BE AS RECOMMENDED BY THE COMMUNITY PLANNING GROUP INSTEAD OF EUCALYPTUS TREES; REVISIONS TO CONDITION NO. 19 TO REPRESENT THE CAR WASH HOURS OF OPERATION AS PER STAFF'S RECOMMENDATIONS. Second by White. Passed by a 4-0 vote with Chairperson Bernet abstaining and Vice-Chairperson McElliott and Commissioner Anderson not present.

The Planning Commission was adjourned at 3:15 p.m. by Chairperson Bernet.