

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 22, 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 9:05 a.m. The meeting was recessed at 12:05 p.m. and reconvened at 1:38 p.m. Chairperson Bernet adjourned the meeting at 3:33 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-not 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.

Robert Haisha of the California Grocers Association/Chaldean American Association requested a continuance on the Alcohol Beverage Outlet Ordinance which is on the Commission docket for June 29, 1995. He feels that the Association and staff are very close to coming to an agreement on this ordinance and would like it continued to be able to finalize it when it is heard.

ITEM-2: APPROVAL OF THE MINUTES OF JUNE 8, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF JUNE 8, 1995. Second by Anderson. Passed by a 4-0 vote with Commissioner McElliott and White abstaining as they were not in attendance for that meeting, and Commissioner Skorepa not present.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2B: DIRECTOR'S REPORT - Ernie Freeman, Planning Director informed the Commissioners that the San Pasqual Community Plan is going before the City Council on Tuesday, June 27, 1995.

The LU&H meeting on July 5, 1995 will be a joint presentation on the Poway Amphitheater proposal, as well as the Chula Vista facility. DSD and Planning will have a role to share information with the Committee on the impact of those facilities.

Mr. Freeman advised that Planning is working with DSD to put together the recommendations on ways to improve communication between the two departments and will schedule that item for discussion.

Mr. Freeman discussed the directive by Commissioner White to schedule field trips of projects after they have been completed. Both Planning and DSD are in agreement and will discuss this further with the Commission to ascertain what projects should be toured.

The Carmel Valley 8A status was discussed as to where the Council is on this. Council directed the Planning Department to work with the applicant and other 8A property owners to prepare an alternative plan for the 8A neighborhood that would respond to issues identified in the public hearing. Staff was directed to revise the 8A Plan and to have it considered in October, 1995; therefore a workshop on this will be held in July with the Commission.

Material from Los Angeles (regarding their General Plan) will be distributed to the Commissioners as it was just received from that City.

ITEM-3: SHERMAN HEIGHTS CONCEPTUAL REVITALIZATION ACTION PLAN - EXECUTIVE SUMMARY

Angeles Leira presented a review of the status of the Revitalization Plan and requested that this item be continued to July 20, 1995 at 1:30 p.m.

Testimony in favor by:

Rev. 7/12/95 LL

^{Swarens}
David Swarins, representing Sherman Heights Community Center. Reaffirmed unanimous vote for this plan and encouraged the Commission to recommend approval to the City Council for this plan. This comprehensive plan promised by Council action first in 1987 has involved substantial participation and integrates all existing planning and policy documents.

Raymond Useta, representing the Chicano Federation. Gave a brief description of the Sherman Heights community and suggested it was a good idea to have the Planning Commissioners take a field trip. It's a relatively safe area; crime is not out of control; community groups are concerned about this community and aspirations are no different from other area in San Diego - people want to feel proud of their community.

This plan is put together with community input and the community has endorsed this plan.

Rev. 7/12/95 LL Estele Rubalcava
Estele Rubalcava, Executive Director, Sherman Heights Community Center. Asked the Planning Commission to support this plan and recommend to the City Council that they approve this plan for the reasons listed by the testimony before her. There has been high involvement by residents and they are working with each other for the continued efforts to improve the social ills that have affected the community. Strongly encouraged the Commission to support the plan and make the recommendation to the City Council.

Consuelo Zuniga, representing herself and ACDW Properties. She is concerned with the obvious problems - decay, public safety, poor lighting, street repair, poor coverage by code compliance. They work closely with the Police Department and do drug sweeps, and they have managed to control the drug problems. Discussed the Mills Act and the need for it in this area. There is a problem with funding; but feels it can be implemented by other sources. Feels there should be an ombudsman to handle the historical issues.

Remigia Bermudez, representing herself. Owner of one of the historical sites. Feels this is a very culturally diverse community but they need a partnership with the City. Feels the community lacks the basic services. Lack of communication in partnering with the city. She advised that she lives in the community now and works for SEDC so she understands the problems. Would like to see basic public improvements: gutters, drainage, code enforcement, etc. CCDC Rev 7/12/95 LL

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO CONTINUE TO JULY 20, 1995 at 1:30 p.m. Second by McElliott. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-4: WORKSHOP - THE LIVABLE NEIGHBORHOODS INITIATIVE AND THE RENAISSANCE PROJECT.

Workshop held.

ITEM-5: INITIATION OF AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.

Bernie Turgeon presented Report to the Planning Commission No. P-95-098.

Testimony in favor by:

Tom Steinke, attorney representing Pardee Construction Co. Here to support the approval of the initiation of the proposed plan amendment, notwithstanding the fact that Pardee does not believe a community plan amendment is necessary for the proposed project. It's also Pardee's understanding that this amendment, will be consolidated with any other community plan amendments in the same geographic area and brought back to the City Council for its action in November, 1995. They are requesting that the project's PRD permit application and the TM also be considered for approval by the City contemporaneously at the consolidated date.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE THE INITIATION OF THE AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN AND TO ALLOW THE PRD APPLICATION AND TM TO BE CONSIDERED FOR APPROVAL AT THE CONSOLIDATED DATE AS WELL, AT THE APPLICANT'S RISK. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-6: CONTINUATION OF DISCUSSION ON THE DRAFT MULTIPLE
SPECIES CONSERVATION PROGRAM (MSCP) PLAN. - WORKSHOP

Workshop held.

The Planning Commission was adjourned at 3:33 p.m. by Chairperson
Bernet.