

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 23, 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 9:08 a.m. The meeting was recessed at 11:30 a.m. and reconvened at 1:33 p.m. Chairperson Bernet adjourned the meeting at 2:26 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-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.

Vice-Chairperson McElliott introduced the newly appointed Planning Commissioner, William Anderson. Mr. Anderson was then sworn in by the City Clerk, Chuck Abdelnour.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 2, 1995 AND MARCH 9, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF MARCH 2 AND MARCH 9, 1995. Commissioner White added that the conditions presented by staff on the motion for the Fieldstone Summit project was a clear reflection of the Commission's motion. Second by White. Passed by a 4-0 vote with Chairperson Bernet and Commissioner Neils not present and Commissioner Anderson abstaining.

MOTION BY QUINN TO RECONSIDER THIS MOTION AND REVISE THE CONDITIONS AS PRESENTED BY STAFF IN MR. ED OLIVA'S MEMOI DATED 3/16/95 AS FOLLOWS: IN CONDITION NO. 37 REPLACE THE WORD "REPLACEMENT" IN THE NEXT TO LAST LINE WITH THE WORD "MODIFICATION"; AND IN CONDITION 38, ADD "AS TO THAT LOT" IN THE LAST LINE; A CLARIFICATION WAS MADE FOR THE CONTIGUOUS VS. NON-CONTIGUOUS SIDEWALKS. Second by Skorepa. Passed by a 6-0 vote with Commissioner Anderson abstaining..

ITEM-2A: DIRECTOR'S REPORT.

Ernie Freeman, Planning Director reported the following items of note: The op-ed piece on the Central Library by Chairperson Bernet was published; on March 18, 1995 the second NTC Charrette was held. Mr. Freeman gave a brief review of the issues discussed.

**ITEM-3: NORTH PARK REDEVELOPMENT PROJECT REDEVELOPMENT PLAN**

Ples Felix presented Report to the Planning Commission No. P-95-051.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO ADOPT THE RESOLUTION RECOMMENDING THE PROPOSED PLAN AND AUTHORIZE TRANSMITTAL TO THE REDEVELOPMENT AGENCY. STAFF WAS DIRECTED TO IMPLEMENT THE FOLLOWING: CLARIFY THE STATEMENT, WHERE APPLICABLE ON ANY COMPANION DOCUMENTS, THAT THE PLANNING COMMISSION ESTABLISHES THE BOUNDARIES OF A PROJECT AREA BY STATE LAW AND SHOULD BE STATED AS SUCH; ENHANCE THE TRANSIT ALTERNATIVES IN THIS PLAN; PROVIDE STATE LAW LANGUAGE AND A CLARIFICATION OF SAME ON THE TIMING FOR THE DEVELOPMENT OF A PLAN; IN THE EIR, PAGE 4-10, LIST OF TRAFFIC SIGNALS SHOULD INCLUDE 32ND STREET WHICH NEEDS A LEFT HAND TURN LANE; ADD VERBIAGE IN 510.2 TO READ, "AFTER CONSULTATION WITH THE PROJECT AREA COMMITTEE"; SCHEDULE A WORKSHOP TO DISCUSS AND CLARIFY ALL ISSUES RAISED AT THIS MEETING ALONG WITH HOW REPLACEMENT HOUSING IS TO BE ENFORCED. Second by Neils. Passed by a 6-0 vote with Chairperson Bernet not present.

**ITEM-4: REQUEST FOR AN EXTENSION OF TIME TO SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT TO DEVELOP A NURSING HOME 90-0191, GOLDEN CARE GARDENS 94-0525.**

Coleen Frost presented Report to the Planning Commission P-95-040.

Testimony in favor by:

**Michel Anderson, representing Robinson Development.** Answered questions raised by the Commission. Mr. Anderson stated that his client filed in a timely manner and have been in consultation with DSD and the Southeast Planning Committee. The correct date of expiration is July 18, and not July 10 and explained why it took so long to come before the Commission. They are in agreement with the staff report. Spoke to the expiration date.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE THE EXTENSION OF TIME FOR THE ABILITY TO USE THIS PERMIT FOR THREE YEARS, FOLLOWED BY AN AMENDMENT TO THE PERMIT ITSELF WHICH STATES THAT THIS CUP EXPIRES IN 25 YEARS AFTER IT IS USED. REVISE THE DATE IN THE FIRST PARAGRAPH OF THE CUP TO READ, "...TO BE EXTENDED FROM JULY 18, 1994 TO JULY 18, 1997"; AND DELETE ANY REFERENCE TO JULY 10, AND REPLACE IT WITH JULY 18. IT WAS SUGGESTED TO STAFF FOR FUTURE EXTENSION OF TIME PROJECTS TO PROVIDE A COPY OF THE ORIGINAL PERMIT SO THE COMMISSIONERS CAN SEE ANY REVISIONS TO THE ORIGINAL PERMIT, OR STATE THE CHANGES IN THE STAFF PRESENTATION. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner White abstaining.

ITEM-5: U.S. WEST CELLULAR - MURRAY CANYON, CONDITIONAL USE PERMIT NO. 94-0543.

Bob Korch presented Report to the Planning Commission No. P. 95-050.

Testimony in favor by:

**Larry Doherty, representing U. S. West Cellular.**  
Discussed potential interference based on the letter received by the Planning Commission from a neighbor in close proximity to the pole. Mr. Doherty explained both systems and how interference would not be a problem. He also talked to co-location and expressed that U. S. West is not opposed to co-location.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CERTIFY THE NEGATIVE DECLARATION AND APPROVE THE CONDITIONAL USE PERMIT SUBJECT TO THE CONDITIONS OF THE DRAFT PERMIT IN ATTACHMENT 4, AS PRESENTED, WITH A TIME LIMIT OF 5 YEARS WITH THE ADDED PROVISIO THAT IF THE APPLICANT GETS ANOTHER CO-USER THAT THERE IS AN AUTOMATIC 5 YEAR EXTENSION OF TIME ON THAT PERMIT, WITH PROOF THAT AN AGREEMENT HAS BEEN ENTERED INTO. STAFF WAS REQUESTED TO CONTACT THE NEIGHBOR WHO

WROTE THE COMMISSION ON THE INTERFERENCE AND DISCUSS HER CONCERNS, AND FOR THE WORKSHOP INVITE PEOPLE FROM THE PHONE COMPANY TO COMMENT ON THIS GENERIC PROBLEM THAT MAY BE OCCURRING ELSEWHERE. Second by Anderson. Passed by a 5-0 vote with Commissioner White and Commissioner Quinn abstaining.

ITEM-6: DETERMINATION OF CITYWIDE VACANCY RATE FOR APARTMENT RENTAL UNITS.

Myles Pomeroy presented Report to the Planning Commission No. P-95-045.

No one to speak to this.

**COMMISSION ACTION:**

MOTION BY QUINN TO APPROVE STAFF'S RECOMMENDATION AND DETERMINE THAT THE AVERAGE CITYWIDE VACANCY RATE FOR RESIDENTIAL RENTAL UNITS EXCEEDS FIVE PERCENT FOR 1994. Second by White. Passed by a 7-0 vote.

The Planning Commission recessed at 11:30 a.m. and reconvened at 1:33 p.m.

ITEM-7: Matter of the procedure and staff actions relating to the Planning Commission's recommendations and directions on Price Club and Jarrett Heights projects in Southeast San Diego.

Discussion held. It was determined that the following three procedures would become effectively relative to the Commission's actions: 1) if there is a minor revision to be made, staff will go ahead and make the correction. 2) if it is felt a review should come back to the Commission for editing at the next scheduled meeting, the Commission will review draft language at the next meeting and that information will be part of the minutes and included for the Commission's review. It will not change the motion or vote. 3) if the Commission feels strongly that a motion is complex, it will then be decided at that time to continue the item until those conditions come back to the Commission in writing for further action.

ITEM-8: MISSION VALLEY FAMILY FITNESS CENTER REZONE, DEP NO. 94-0329.

Bill Tripp presented Report to the Planing Commission P-95-031.

Testimony in favor by:

**Randi Coopersmith, representing Latitude 33.** Explained how the City approached his client about getting an expanded sewer easement and then found out about the different zoning being multi-family and not commercial. The project is consistent with the underlying General Plan and read the section from the Community Plan. He requested the Commission's support.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO CERTIFY THE NEGATIVE DECLARATION AND RECOMMEND THAT THE CITY COUNCIL APPROVE THE REZONE. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

**ADJOURNMENT:**

The Planning Commission was adjourned at 2:26 p.m. by Chairperson Bernet.