

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 30, 1995  
AT 10:30 A.M.  
IN COUNCIL CHAMBERS - 12TH FLOOR  
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 10:37 a.m. The meeting was recessed at 12:50 p.m. and reconvened at 1:50 p.m. Chairperson Bernet adjourned the meeting at 2:50 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-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.

Angeles Leira introduced Kao Yongvang, student intern from the Urban Studies Department at UCSD.

Commissioner McElliott gave a brief report on the Planning Commission presentation given at the City Council meeting of Tuesday, March 29, 1995 on the Zoning Code Update. City Council did vote in favor of the Planning Commission's request on the multi-family units, and that the companion units would remain a Process 3 procedure.

ITEM-2: NO MINUTES TO APPROVE AT THIS HEARING.

ITEM-2A: DIRECTOR'S REPORT - none.

ITEM-3: PROPOSED PLANNED INDUSTRIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0520 WAXIE BUSINESS EXPANSION TO EXPAND AN EXISTING LIGHT INDUSTRIAL/OFFICE FACILITY ON PORTIONS OF A 17-ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF KEARNY VILLA ROAD AND RUFFIN ROAD IN THE KEARNY MESA COMMUNITY.

Kevin Sullivan presented Report to the Planning Commission No. P-95-026, along with revised conditions not in the original report: page 6 of attachment 6, conditions 35 through 38. At the request of the Engineering Department, Conditions 35 and 36 will merge together as one condition, and Conditions 37 and 38 should be merged together as one condition. Page 7 of attachment 6, condition 39, (which actually becomes Condition 37 with the above merging) the last sentence should be deleted and replaced by a condition that reads, "a reimbursement district, in accordance with provisions of the Municipal Code may be established by the City Council to recover a portion of the costs of constructing the required traffic signal system when the adjacent properties are surrounding the site developed".

Testimony in favor by:

**Jim Dawe, representing Waxie.** Expressed his client's opinion that they are in support of the recommendation of approval. Responded to the questions raised by the Commission, regarding drainage, when grading will occur, building phasing, development area of the project, Sunroad Project and discussed environmental issues.

**Phillip Henshaw, Waxie.** Expressed that Waxie is in agreement with the Environmental Trust for the perpetual maintenance and preservation of the vernal pools. Gave a detailed background of the project including all environmental issues/vernal pools, grading, landscaping, MSCP and the 4d rule and 5% issues, and the time limitation on the graded land. Advised that Waxie has complied with the City's mitigation plans.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO CERTIFY THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE THE PLANNED INDUSTRIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT, SUBJECT TO CONDITIONS IN ATTACHMENT 6, AND THE FOLLOWING REVISED AND/OR ADDITIONAL CONDITIONS:

1. CONDITIONS 35 AND 36 WILL MERGE TOGETHER AS ONE CONDITION, AND CONDITIONS 37 AND 38 SHOULD BE MERGED TOGETHER AS ONE CONDITION.
2. PAGE 7 OF ATTACHMENT 6, CONDITION 39, (WHICH ACTUALLY BECOMES CONDITION 37 WITH THE ABOVE MERGING) THE LAST SENTENCE SHOULD BE DELETED AND REPLACED BY A CONDITION THAT READS, "A REIMBURSEMENT DISTRICT, IN ACCORDANCE WITH PROVISIONS OF THE MUNICIPAL CODE MAY BE ESTABLISHED BY THE CITY COUNCIL TO RECOVER A PORTION OF THE COSTS OF CONSTRUCTING THE REQUIRED TRAFFIC SIGNAL SYSTEM WHEN THE ADJACENT PROPERTIES ARE SURROUNDING THE SITE DEVELOPED".
3. ADDING THE CLARIFICATION IN CONDITION 42 THAT THE APPLICANT CAN PROCEED WITH A 4D; AND IF THAT IS NOT SUCCESSFUL THEY STILL HAVE THE OPTION OF A SECTION 7 OR 10A.

4. ADDING LANGUAGE IN CONDITION 10A AND D OF PAGE 3 OF 11 TO FOLLOW ALL EXISTING CITY RULES AND REGULATIONS ALLOWING FOR DEVELOPMENT TO MAKE IT CLEAR THAT DEVELOPMENT SERVICES DEPARTMENT IS NOT BEING GIVEN DEVELOPMENT SOLE AUTHORITY.
5. CONDITION 9, PAGE 3 OF 11, ATTACHMENT 6, DELETE THE PHRASE "OF THE APPROVED USE".
6. CONDITION 40, ATTACHMENT 6, PAGE 7 OF 11, IN THE LAST SENTENCE ... "PURCHASE HAS BEEN COMPLETED AND THE MANAGEMENT COMPONENT IN PLACE..." INSERT THE WORDS, "PERPETUAL PRESERVATION" IN FRONT OF "MANAGEMENT COMPONENT..."; & IN THE NEXT GRAMMATICAL PARAGRAPH, NEXT TO LAST LINE ADD, "...PURCHASE AND PERPETUAL PRESERVATION AND MANAGEMENT" IN REFERENCE TO THE ENVIRONMENTAL ANALYSIS. Rev. 4/14/95 Linda Lugano
7. AFTER A TWO YEAR PERIOD, ENHANCED LANDSCAPING BE IMPLEMENTED TO THAT GRADED SITE IF THERE IS NO CONSTRUCTION AT THAT POINT, PER THE DEVELOPMENT SERVICES DEPARTMENT. THIS LANDSCAPING TO BE SIMILAR TO THE STANDARD FREEWAY LANDSCAPING WITH WILDFLOWERS, ETC.

Second by Neils. Passed by a 4-3 vote with Chairperson Bernet and Commissioners Quinn and Skorepa voting nay.

ITEM-4: CORNERSTONE LOT 10, TENTATIVE MAP NO. 94-0574.

Request by Karen Ames, Professor's Fund Limited Partnership, for a continuance, representing new property owners.

**COMMISSION ACTION:**

MOTION BY WHITE TO CONTINUE TO JUNE 29, 1995 AT 9:00 A.M. Second by Neils. Passed by a 7-0 vote.

The Planning Commission recessed at 12:50 a.m. and reconvened at 1:50 p.m.

ITEM-5: FOLLOW UP DISCUSSION ON PLANNING COMMISSION ROLES AND RESPONSIBILITIES.

Discussion held.

ADJOURNMENT:

The Planning Commission was adjourned at 2:50 p.m. by Chairperson Bernet.