

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 4, 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 Chairperson Bernet at 9:23 a.m. The meeting was recessed at 12:05 p.m. and reconvened at 1:38 p.m. Chairperson Bernet adjourned the meeting at 4:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-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-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.

No one present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF APRIL 6, 1995, TRAILED FROM THE MEETING OF APRIL 20, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF APRIL 6, 1995. Second by Neils. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-2A: DIRECTOR'S REPORT -

Ernie Freeman, Planning Director, advised the Commission of a recent trip he made to Los Angeles to meet with the Mayor and the Planning Department, and briefed the Commission on that meeting. Material from that trip to be provided as soon as possible.

ITEM-3: TELECOMMUNICATIONS FACILITIES WORKSHOP.

COMMISSION ACTION:

WORKSHOP HELD. MOTION BY NEILS TO CONTINUE THIS WORKSHOP TO JUNE 1, 1995 AT 1:30 P.M. TO DISCUSS ADDITIONAL ISSUES NOT COVERED AT THIS WORKSHOP. Second by Skorepa. Passed by a 5-0 vote with Commissioner Anderson not present and Commissioner Quinn abstaining.

ITEM-4: REMINGTON HILLS, TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE, HILLSIDE REVIEW ORDINANCE PERMIT, AND REZONE DEP NO. 93-0140.

Ron Buckley presented Report to the Planning Commission No. P-95-060.

Testimony in favor by:

Bruce Tabb, applicant with Environmental Development, Ltd. Mr. Tabb gave the history of this project and expressed the need for residential housing in this community. He advised that he has worked with the community for over five years to design a neighborhood of new single-family detached homes. There is a tremendous need for entry level homes in this area and that is exactly what this project will provide. Mr. Tabb discussed the environmental issues of concern and the biological impacts. He has worked with staff and feels what staff is asking for is in contradiction to what the community needs.

Allen Haynie, attorney representing Environmental Development Ltd. Mr. Haynie reiterated Mr. Tabb's sentiments and discussed the slope area in greater detail. Discussed the density issue, RPO and the size of the lots on the site some of which are less than 5,000 square feet while it is zoned for ~~R-15000~~. These R1-5000 are the areas where staff and applicant can't agree.

Michael R. Freedman, San Ysidro Planning Group. Mr. Freedman described the surrounding area as it relates to residential and commercial properties. His Planning Group felt this provides a good mix for a more balanced community. The Group looks at the importance of Otay Mesa Road as the entry way to this community. Overall his group has no problem with this project at all and feels it provides a benefit to the community and provides a way to move-up for the San Ysidro residents.

Robert Stewart, adjacent property owner. Feels that since the three community planning groups all feel that this project is what the community needs, urged the Commission to approve this product. He agrees that this area needs single family units and feels it will be of great benefit.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF THE MAP AND PERMITS AND RECOMMEND CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT TO THE CITY COUNCIL.
Second by White. MOTION WITHDRAWN.

MOTION BY McELLIOTT TO CONTINUE TO JUNE 8, 1995 AT 1:30 P.M. FOR ADDITIONAL INFORMATION. Second by Neils. Passed by a 5-1 vote with Commissioner Skorepa voting nay and Commission Anderson not present.

ITEM-5: STREET VACATION SA 94-504-CACTUS WAY SOUTHEAST OF PALIMINO CIRCLE.

Ralph Adamos presented a report to the Planning Commission, dated March 17, 1995.

Testimony in favor by:

Arthur Blyer, representing himself. Discussed material he distributed to the Commission which clarified some of the issues of concern. Advised of the situation with Mt. La Jolla to gain concurrence from them and explained why they are requesting the vacation. They would like to create a finished look to the property and the street. There is a public benefit to be gained from this vacation. They have complied with all the requirements the City has requested.

Stanley Menas, representing himself. Reiterated what Mr. Blyer stated, and added that he has lived on this street for twenty five years and he could count on one hand the number of times a car has come down this street.

David Kassebaum, representing himself. Lives across the street from this area. He feels that the wooden barrier on Castus Way is an eye sore and is weathered most of the time and in need of paint. This property is really not very useful except for the two property owners who live there and there is no logical reason not to vacate the street.

Testimony in opposition by:

Roger Reeve, Mt. La Jolla Association. Explained that the two property owners store their boat and cars by the barricade. Discussed the emergency entrance and the landscaping from the top to the bottom of the slope. Also discussed the safety issue and the need for emergency vehicles.

Gilbert Mombach, Mt. La Jolla Association. The Association is concerned with the access of the emergency vehicles, particularly if there is an earthquake.

Testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO JULY 6, 1995 AT 1:30 P.M. Second by Quinn. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-6: Discussion with City Manager on restructuring. To be rescheduled.

The Planning Commission was adjourned at 4:30 p.m. by Chairperson Bernet.