

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 16, 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 9:10 a.m. Chairperson Bernet adjourned the meeting at 4:00 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
Mike Stepner, Urban Design Coordinator-present
Rik Duvernay, 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.

Commissioner Quinn inquired of Ed Oliva on the status of the focus group discussions on the environmental review process, and when information would be available to provide to the Planning Commission. Staff to provide when available, more than likely in a couple of weeks.

Vice-Chairperson McElliott thanked City staff and SANDAG for the program presented last week on Livable Neighborhoods workshop. Chairperson Bernet echoed Vice-Chairperson McElliott's statement.

ITEM-2: APPROVAL OF THE MINUTES OF NOVEMBER 2, 1995.

COMMISSION ACTION:

MOTION BY NEILS TO CONTINUE THE MINUTES OF NOVEMBER 2, 1995 TO NOVEMBER 30, 1995 TO HAVE STAFF BRING BACK ADDITIONAL LANGUAGE FOR APPROVAL. Second by Quinn. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2B: DIRECTOR'S REPORT.

Mr. Freeman briefed the Commission regarding continuing discussions about relationships with the School Board. Mr. Freeman advised that a report will soon be available to the Planning Department and Development Services Department regarding real and vacant property for schools throughout the City for future planning.

ITEM-2C: APPROVAL OF THE MINUTES OF OCTOBER 19, 1995 CONTINUED FROM NOVEMBER 9, 1995.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE THE MINUTES OF OCTOBER 19, 1995. Second by Quinn. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-3: LEE CLARK RESIDENCE; EXTENSION OF TIME/LA JOLLA SHORES PLANNED DISTRICT PERMIT/COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 95-0437 (EOT FOR SCR/CDP/LJS NO., 91-0290, APPROVED BY THE PLANNING DIRECTOR OF SEPTEMBER 25, 1991.

Tracy Elliot-Yawn presented Report to the Planning Commissioner No. P-95-169.

No testimony was given.

COMMISSION ACTION:

MOTION BY COMMISSIONER WHITE TO ADOPT DRAFT RESOLUTION OF APPROVAL, ATTACHMENT 6; APPROVE EOT/CDP/SCR/LJS NO. 95-0437 SUBJECT TO CONDITIONS IN THE DRAFT PERMIT, ATTACHMENT 5 WITH A MODIFICATION TO CONDITION NO. 14 REVISING THE MUNICIPAL CODE SECTION FROM 105.0216 TO SECTION 111.1122, AS STATED BY THE CITY ATTORNEY. STAFF AND THE CITY ATTORNEY WERE DIRECTED TO BRING BACK TO THE COMMISSION A CLARIFICATION OF THE EXTENSION OF TIME PROCESS, AND WHAT THE DECISION MAKERS HAVE THE CAPACITY TO REQUIRE OR CHANGE. Second by Neils. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-4: GATEWAY TENTATIVE MAP NO. 95-0550. OIC-OMDD PERMIT NO. 94-0516, APPROVED BY THE HEARING OFFICER ON DECEMBER 7, 1994.

P.J. Fitzgerald presented Report to the Planning Commission No. P-95-181.

No one present to speak.

COMMISSION ACTION:

MOTION BY SKOREPA TO CERTIFY ADDENDUM TO MITIGATED NEGATIVE DECLARATION NO. 94-0516 AND APPROVE TENTATIVE MAP NO. 95-0550; APPROVE THE PARCEL MAP WAIVER FOR TM 95-0550 WITH A MODIFICATION TO CONDITION NO. 2, ATTACHMENT NO. 4, PAGE TWO OF THREE TO READ, "THAT A CERTIFICATE OF COMPLIANCE IS RECORDED IN A FORM WHICH HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY".
Second by White. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-5: PROPOSED AMENDMENTS TO THE MONTGOMERY FIELD COMPREHENSIVE LAND USE PLAN (CLUP) AND THE KEARNY MESA COMMUNITY PLAN.

Chris Jacobs presented Report to the Planning Commission No. P-95-177.

Testimony in favor by:

Dorn Bishop, representing Coast Income Properties (Hawthorne Retail Center). Mr. Bishop explained the difference between clear zone and Flight Activity Zone, and the history of the establishment of same. In 1993 the Hawthorne Retail Center worked with the City and the Airport Division and studies were done to indicate that runway 10L could never become a global instrument runway, as currently configured because there was inadequate clearance over Kearny Villa Road. At that point, the City went back to the FAA and told them we know we have an existing clear zone of 1,000 feet, and to change the forecasted clear zone from 1,700 feet back to 1,000 feet because this is always going to be a visual approach runway.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO RECOMMEND THAT WITH RESPECT TO THE FLIGHT ACTIVITY ZONE THAT WE DO WHAT STAFF HAS RECOMMENDED IN ORDER TO BRING THIS DOCUMENT INTO CONFORMANCE WITH THE OTHER DOCUMENT TO ACHIEVE THE POLICY OBJECTIVE THEY THINK THEY'VE BEEN GIVEN BY COUNCIL. Motion withdrawn.

MOTION BY NEILS TO RECOMMEND TO THE CITY COUNCIL THAT THE COUNCIL RECOMMEND TAKING THE NECESSARY STEPS TO DEFINITIONALLY UNLINK FLIGHT ACTIVITY ZONE FROM CLEAR ZONE, AND SECONDLY THAT THEY RECOMMEND TO SANDAG THAT SANDAG DO THE SAME THING. THIRDLY, RECOMMEND THAT THE CITY COUNCIL RECOMMEND THAT THE DIMENSION OF THE FLIGHT ACTIVITY ZONE BE 1,700 FEET AND THAT WE STATE THAT OUR RATIONALE FOR THAT IS THAT THAT SEEMS LIKE A SENSIBLE DIMENSION TO ACCOMPLISH LONG RANGE OBJECTIVES AND ALLOWS FOR THE POSSIBILITY THAT THE CLEAR ZONE MAY IN FACT BE EXPANDED AT SOME POINT IN TIME IN THE FUTURE, AND IT GIVES A LITTLE EXTRA FLEXIBILITY. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson McElliott abstaining, and Commissioner Anderson not present.

ITEM-6: THE PROPOSED FIRST AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN.

Chandra Clady presented Report to the Planning Commission No. P-95-171.

No one present to speak.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE PROPOSED FIRST AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN TO THE CITY; AND FIND AND DETERMINE THAT THE PROPOSED FIRST AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN CONFORMS WITH THE SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN. Second by White. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-7: **WORKSHOP - AMENDMENT TO THE SORRENTO HILLS COMMUNITY
PLAN/TORREY HILLS PROJECT.**

Workshop held.

ITEM-8: **CONTINUATION OF DISCUSSION ON THE DRAFT MULTIPLE
SPECIES CONSERVATION PROGRAM (MSCP) PLAN.**

Workshop held.

The Planning Commission was adjourned at 4:00 p.m. by Chairperson Bernet.