

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 2, 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 Commissioner Neils at 9:10 a.m. Commissioner Neils adjourned the meeting at 11:36 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-not present
Commissioner Karen McElliott-not 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-not present
Mike Stepner, Urban Design Coordinator-not 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.

No one present to speak.

ITEM-2: APPROVAL OF THE MINUTES OF OCTOBER 12, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF OCTOBER 12, 1995 WITH A REVISION TO ITEM NO. 3 TO INCLUDE THE MOTION MAKER IN THE SECOND PARAGRAPH OF THE MOTION. Second by Anderson. Passed by a 4-0 vote with Chairperson Bernet and Vice-Chairperson McElliott not present and Commissioner Neils abstaining as he was not present during that meeting.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2A: DIRECTOR'S REPORT.

Ed Oliva advised that at the conclusion of the Department's budget hearings, the City Council directed the City Manager to evaluate the current procedures for the review and preparation of environmental documents. A report with recommendations on the current process will be prepared for the LU&H Committee. Focus Groups will be conducted as part of this process and DSD will be reporting back to the Committee. Staff was requested to include the public and community groups in these focus groups and report back to the Planning Commission as well.

DSD would also like to conduct a Process 2000 update for the Commission, which has been scheduled for December 14, 1995. This will be conducted over lunch on that date.

Mr. Oliva also advised that he has accepted the position of Director, Risk Management and will be leaving the DSD Department in the near future.

Jeff Washington advised the Commissioners on the results of the October 31, 1995 City Council Meeting regarding the Black Mountain Ranch Project, which was approved unanimously; Carmel Valley 8A Plan and Compromise Plan were considered and continued for an indefinite period of time; the Alcohol CUP Ordinance was approved.

ITEM-3: KARAFFA TENTATIVE MAP NO. 95-0275.

Bill Tripp presented Report to the Planning Commission No. P-95-164.

Testimony in favor by:

Mel Karaffa, owner of property. Advised that his intent is to improve the neighborhood. Explained how these two structures were built and how he plans to tear the shack down and replacing it with a "really nice" house. This new house would only be an asset to the neighborhood. Mr. Karaffa also presented two written letters from neighbors stating their approval of his intentions.

Carl Steffens, representing the owner. Explained that there are two dwellings on the property. The variance would have to meet the criteria with regard to the depth of the lot, that there are four parcels to the south, three additional that have a depth of less than the 95 feet required. The size of the parcels - there are two parcels on the north end of this block that were divided some time back, they met a Planning Department criteria for division but a final action before the City Council could not find that this had taken place. Whether this is legal or not, he doesn't know.

Testimony in opposition:

Roger Berger, representing himself. Lives across the street from the subject property. Advised that this is a shack. The neighborhoods have to call the police a lot due to the element of people the owner rents to in this small shack. Feels the owner is a slumlord and that the shack should be torn down and a new home built. If the Commission approves this lot split as requested, the owner will just split both houses and

leave. Mr. Berger stated he will work with the North Park Community Group to do what's legal and right for the neighborhood.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF AN APPLICATION TO SUBDIVIDE AN EXISTING 9,600 SQUARE FOOT LEGAL LOT IN THE R1-5000 ZONE, WHICH IS CURRENTLY DEVELOPED WITH TWO DETACHED SINGLE-FAMILY RESIDENCES INTO TWO PARCELS WITH THE ADDITION OF THE FOLLOWING MODIFICATIONS: THAT THE DEVELOPMENT OF THE TWO LOTS WILL COME BEFORE THE PLANNING COMMISSION AS A PROCESS FOUR; THAT THE SHACK IS TORN DOWN BEFORE THE FINAL RECORDATION OF THE MAP; STAFF WAS DIRECTED TO BRING BACK THE FORM OF A REVISED VERSION OF THE RESOLUTION, AND ALSO GET APPROVAL FROM THE CITY ATTORNEY SINCE THE DRAFT RESOLUTION HAD BEEN TO DENY, AND THE ACTION OF THE COMMISSION WAS TO RECOMMEND APPROVAL WITH CONDITIONS, ALONG WITH THE MINUTES FOR THIS MEETING. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Vice-Chairperson McElliott not present.

ITEM-4: **REGENTS CENTRAL OFFICE (PACIFIC BELL), CONDITIONAL USE PERMIT AMENDMENT AND COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ) PERMIT 95-0203.**

Glenn Gargas presented Report to the Planning Commission No. P-95-162.

Testimony in favor by:

Manuel Oncina, architect. Advised that they have been working on this project for a while and have approached the Planning Department in order to make sure that they have complied with everything. This facility is a good looking facility and has gone through three additions in a complimentary manner.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS SUBJECT TO THE CONDITIONS CONTAINED WITH THE DRAFT CUP AMENDMENT/CPIOZ PERMIT. Second by Anderson. Passed by a 4-0 vote with Commissioner Quinn abstaining, and Chairperson Bernet and Vice-Chairperson McElliott not present.

ITEM-5: **LONG RANGE PLAN FOR EXPANSION AND IMPROVEMENT (LRPEI) FOR CHILDREN'S HOSPITAL AND HEALTH CENTER, SHARP HEALTHCARE/SHARP MEMORIAL HOSPITAL, AND SAN DIEGO MEDICAL CENTER (PREVIOUSLY KNOWN AS MCUP 89-1416); PROCESS FIVE.**

Ron Buckley presented Report to the Planning Commission No. P-95-172.

Testimony in favor by:

John Fowler, Rick Engineering representing the applicants. Recapped the history behind this project and gave information on what's transpired over the years. Spoke to the agreement before the Planning Commission in 1989 and two conditional use permits. Gave a slide presentation depicting the range of public improvements that will accommodate this long range plan for expansion for these health facilities.

Marty Bohl, representing San Diego Medical Center. Clarify the action being asked to take today and what this agreement will and will not do. This action will supersede the 1989 agreement which has been satisfactory and allow parties to proceed with the development. There will be transportation improvements justified by the traffic study. This agreement will be a four party agreement between three properties and the City and nothing has changed since the beginning of this plan.

Testimony in opposition by:

Kathy Elliott, Chair, Serra Mesa Planning Group.

Advised that the Planning Group just heard about this project Monday afternoon. Something this large should have come to the Planning Group before this. They expressed their concern to the Planning Department over the amount of building that was going to go on by the San Diego Medical Center. Has a lot of concern allowing ministerial approval, and concerns over this CO zoning for the Medical Center. The kind of office space being proposed is not justified and not just a way to get the doctors closer to the hospital. They made an agreement in 1989, and they agreed that we would look at a Master Plan and now they want to get out of this agreement. They have been working with this group for years, and for them to try to slip this in now without coming back to the Group is not fair. Please give us time to review the material.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO NOVEMBER 30, 1995 AT 8:30 A.M. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Vice-Chairperson McElliott not present.

ITEM-6: INITIATION OF AMENDMENTS TO THE NEIGHBORHOOD THREE, FOUR-A, AND SEVEN PRECISE PLANS, CARMEL VALLEY PLAN, AND PROGRESS GUIDE AND GENERAL PLAN.

Anna McPherson presented Report to the Planning Commission No. P-95-168.

Testimony in favor by:

Christopher Morrow, Project Design Consultants, representing Pardee Construction. Wanted to clarify that what they intend to do upon successful initiation, is to bring their project for the maps and development permits to run concurrently with the initiation for the full scope of all the issues talked about here to address them at that same time.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION OF THE PROPOSED AMENDMENTS, BUT DENY THE POINT CARMEL REQUEST FOR A WAIVER FROM THE CONSOLIDATED HEARING REQUIREMENT. Second by Quinn. Passed by a 5-0 vote with Chairperson Bernet and Vice-Chairperson McElliott not present.

The Planning Commission was adjourned at 11:36 a.m. by Commissioner Neils.