

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 13, 1994
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairperson McElliott at 9:08 a.m. The Planning Commission was adjourned by Chairperson Bernet at 12:39 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-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
Tom Story, Deputy Director, Development and
Environmental Planning-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-present
Linda Lugano, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF JULY 29, 1993, AUGUST 5, 1993, AUGUST 12, 1993 and SEPTEMBER 9, 1993.

COMMISSION ACTION

MOTION BY WHITE TO APPROVE MINUTES. Second by Quinn. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-3A OMNIBUS GENERAL PLAN AMENDMENTS.
-3G

CENTRE CITY COMMUNITY PLAN ADOPTION AND ENVIRONMENTAL IMPACT REPORT 90010898.

KEARNY MESA COMMUNITY PLAN ADOPTION/SERRA COMMUNITY PLAN AMENDMENT AND ENVIRONMENTAL IMPACT REPORT DEP 87-0626 AND SUPPLEMENTAL EIR 91-0844.

BALBOA PARK CENTRAL MESA PRECISE PLAN. ADOPTION AND SUPPLEMENTAL EIR 91-0686.

BALBOA PARK EAST MESA PRECISE PLAN ADOPTION AND ENVIRONMENTAL IMPACT REPORT 92-0138 (ADDENDUM TO EQP 84-0595).

MIRAMAR RANCH NORTH COMMUNITY PLAN AMENDMENTS AND ENVIRONMENTAL IMPACT REPORTS DEP 92-0387 AND DEP 92-0399.

SAN YSIDRO COMMUNITY PLAN AMENDMENT AND ENVIRONMENTAL IMPACT REPORT DEP 92-0289 (ADDENDUM TO EIR 89-1115).

OTAY MESA COMMUNITY PLAN AMENDMENT AND ENVIRONMENTAL IMPACT REPORT (EIR) DEP 88-1144.

Mike Tudury gave a presentation on the Omnibus General Plan Amendments.

There was no public in attendance to speak at this time on this item.

COMMISSION ACTION

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF THESE AMENDMENTS TO THE CITY COUNCIL. Second by Quinn. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-4-
4A

CASE TM/PRD-0605 FOOTHILL TERRACE. PROJECT DESCRIPTION 62 LOT SUBDIVISION/59 MULTI-FAMILY UNITS. LOCATION: FOOTHILL ROAD.

Commissioner Skorepa advised that she would be abstaining from voting on this item.

Yoomi Getz presented Planning Department Report No. P-94-016.

Testimony in Favor by:

JACK WALSH, owner of the project. Mr. Walsh stated that he was fully in agreement with the staff's recommendation and commended the staff for the time and effort put in on this project.

Testimony in opposition by:

JAMES USHER, resident in area who presented a grant deed indicating his ownership of an easement on this property, and how building will obstruct his view. Requested that he would like project stopped, or delete building on lot 4, on that portion thereof that belongs to him.

Public testimony was closed.

COMMISSION ACTION

Motion by Benn to approve the project as it is proposed with the condition that no building will occur on Lot 4 per the request of the applicant, with the opportunity for him to come back and amend if it is determined that there is no easement. Second by White. Motion withdrawn.

MOTION BY QUINN TO CONTINUE FOR ONE WEEK TO JANUARY 20, 1994 TO ALLOW BOTH PARTIES TIME TO WORK OUT THEIR DIFFERENCES DURING THIS TIME AND BRING BACK TO THE COMMISSION. Second by Benn. Passed by a 5-0 vote with Commissioner Skorepa abstaining and Chairperson Bernet not present.

ITEM-5 SAN DIEGO GAS & ELECTRIC WASTE MANAGEMENT FACILITY. CUP 93-0529, HAZARDOUS WASTE STORAGE BUILDING. LOCATION: 6575 CONSOLIDATED WAY.

Commissioner Neils advised that he would be abstaining from voting on this item.

Kevin Sullivan presented Planning Department Report No. P-94-001.

Testimony in favor by:

MARK NELSON, representing SDG&E, stating his agreement with the staff's recommendation.

There was no opposition to this item.

Public testimony was closed.

COMMISSION ACTION

MOTION BY SKOREPA TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE REQUEST TO STAFF TO CONSIDER UTILIZING SOME TYPE OF WALL STRUCTURE (SHOULD THERE BE AN EXPLOSION) SEPARATED FROM THE OPEN SIDE OF THE BUILDING AT SOME DISTANCE TO FACILITATE THE LOADING BUT STILL GIVE SOME PROTECTION TO THE BUILDING INSIDE AS WELL OUTSIDE. Second by McElliott. Passed by a 6-0 vote with Commissioner Neils abstaining.

ITEM-6 CASE CUP 93-0633, OTAY MESA AUTO DISMANTLING PARK (EDT). EXTENSION OF TIME FOR CUP, LOCATION: 1328 HERITAGE ROAD.

Kevin Sullivan presented Planning Department Report No. P-94-003.

Testimony in favor by:

JACK VAN CLEVE, representing Joe Street owner of this property. Mr. Van Cleve requested a five year permit as opposed to three year permit. He advised that he feels that the use fulfills a definite community need and does not adversely affect the General Plan. He further believes that the condition which allows the Planning Commission review annually can be used by the Planning Commission to ensure that this facility is operated in the proper way.

JOE KELLEJIAN, representing Ecology Auto Wrecking, requested the extension of time for this permit. Applicant willing to remove the allowance for a car crusher in the existing CUP to alleviate any community concerns. He further discussed the extreme caution that has been taken to take care of the hazardous waste materials and their working together with the Fire Department.

Testimony in Opposition by:

BARRY ROSS, of Robinhood Homes, expressed opposition to the extension for three years, and suggested it be for two years. Suggest that the Planning Commission look at each of the CUP'S separately instead of piece-meal and consider three specific conditions on oil, gas and petro chemicals; move-out, and how the ground must be left.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY VICE CHAIRPERSON McELLIOTT TO CONTINUE THIS ITEM TO FEBRUARY 17, 1994 AND BRING BACK ANSWERS TO THE FOLLOWING ISSUES IN A MORE SPECIFIC MANNER AT THAT TIME: ANNUAL REVIEW PROCESS, LANDSCAPE ISSUES, DUST ISSUES (IF THOSE CAN BE MITIGATED); PROVIDE THE EXPIRATION DATES OF THE OTHER CUP'S IN THIS SAME AREA; CLEAN UP OF ALL THE MATERIALS; PROVIDE A TIME FRAME FOR MITIGATING THE ABOVE ISSUES; REPORT BACK WITH STANDARDS OF FENCES THAT WOULD NORMALLY BE ACCEPTABLE, NOT JUST REPLACING BROKEN SLATS AND WHEN IT MIGHT BE COMPLETED. Second by White.
Passed by a 7-0 vote.

ITEM-7 CASE SYD 93-0380, BAJA-MEX BUILDING REMODEL. LOCATION:
356 E. SAN YSIDRO BLVD; STREET VACATION BOLTON HALL
ROAD, PORTION OF SEC. 1 T195.

Kevin Sullivan presented Planning Department Report No.
P-94-012.

Testimony in favor by:

JESUS MONZON, presently occupying the building directly
in the path of the new road, and expressed concern about
parking space but is not opposed to the project.

SJIRK W. ZIJLSTRA, architect for the project.
Complimented the City Engineering Department for the way
they cooperated with this difficult project.

Testimony in opposition by:

**JERRY DAWSON, SCOTT DALE, ALKIVIADIS VASSILIADIS,
DENNIS LUTES AND JOHN DEVEROS**, representing VLD
Associates who holds a lease on this building. All
expressed concern about losing parking spaces for their
employees.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL TO THE CITY
COUNCIL. Second by White. Passed by a 6-1 vote with
Chairperson Bernet voting in the negative.

ADJOURNMENT:

The Planning Commission adjourned at 12:39 p.m.