

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
NOVEMBER 17, 1994  
AT 8:30 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 8:40 a.m. The meeting was recessed at 12:19 p.m. and reconvened at 1:30 p.m. The meeting was adjourned at 3:45 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-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  
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-1A: COMMISSION COMMENT -

Chairperson Bernet commented on the NTC Base Closure Committee's vote to suggest to the City Council that the Navy Housing proposal for most of the residential land on the base be developed as Navy housing independent of the rest of the plan development. Chairperson Bernet requested that the Commission write a letter stating their hope that the planning process of a Master Plan and proper planning of an integrated development be a high priority for the City and not allow piecemeal of independent elements, and maintain the integrity of the reuse process. This request was unanimously accepted.

Coleen Frost and staff briefed the Commissioners on the outcome of the Fashion Valley Project as it was heard before the City Council. Staff presented Chairperson Bernet and Commissioner White with a letter of appreciation and thanks for time they spent to attend the Council meeting and for making this presentation.

8:30-10 a.m. - Discussion of Various topics that are part of the Land Development/Zoning Code Update, in particular Companion Units and Multi-Unit Residential Regulations - Discussion held.

ITEM-2: APPROVAL OF MINUTES OF OCTOBER 27, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF OCTOBER 27, 1994. Second by White. Passed by a 6-0 vote with Commissioners Neils and White abstaining from approval for those items heard in the afternoon session: Uptown Rezone, MSCP Plan Amendment Initiations and Sorrento Hills as they were not present in the afternoon.

ITEM-2A: DIRECTOR'S REPORT - trailed to the Quarterly Review Meeting to be held at 1:30 pm on November 17, 1994.

ITEM-2B: REQUESTS FOR CONTINUANCE - none.

ITEM-2C: CONTINUED FROM OCTOBER 13, 1994. CARMEL MOUNTAIN ROAD - COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT CASE NO. 94-0272.

Vice-Chairperson McElliott advised she listened to the tapes and could participate in the voting.

Glenn Gargas gave a review of the project since the last hearing and addressed the issues presented at that time. Staff also advised of a revision to the traffic study to change the ADT threshold of 26,259 to 41,115.

Testimony in favor by:

**Nancy Lucast, American General Land Development.** Advised Commissioners that American General would have no objections to the conditions proposed regarding the textured wall and anti-graffiti treatment.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO APPROVE THE PERMIT WITH THE ADDITIONAL REQUIREMENT THAT THE RETAINING WALL BE ENHANCED WITH THE USE OF A TEXTURED MATERIAL OR OTHER MATERIAL TO IMPROVE THE APPEARANCE, AND THAT AN ANTI-GRAFFITI COATING BE APPLIED TO ALL THE RETAINING WALLS. Second by Skorepa. Passed by a 5-0 vote with Commissioner Benn not present and Commissioner Neils abstaining.

ITEM-3: COMMUNITY PLAN AMENDMENT AND PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 94-0533 MIDWAY CENTER TO IMPLEMENT VARIOUS RETAIL AND INSTITUTIONAL LAND USES AND RELATED IMPROVEMENTS ON A 5.4 ACRE SITE.

Kevin Sullivan presented Planning Department Report No. P-94-177.

Testimony in favor by:

**Randy Jackson, Midway Center Partners.** Addressed the Commissioners questions regarding automatic expiration date; the college would be delighted to use the facility on weekends; the grocery store would be reverted back to a "college" looking building should the store vacate.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY NEILS TO APPROVE THE PLANNING DEPARTMENT STAFF'S RECOMMENDATION, CERTIFYING THE EIR AND ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE PROPOSED AMENDMENT AND THE PCD AS RECOMMENDED WITH THE FOLLOWING MODIFICATIONS:

1. THAT THE LANGUAGE IN THE COMMUNITY PLAN AMENDMENT IN THE NEXT TO LAST SENTENCE OF THE SECOND GRAMMATICAL PARAGRAPH TO STRIKE EVERYTHING AFTER THE WORD "PERMITTED" AND TO INSERT THE WORDS, "AS AUTHORIZED UNDER A PLANNED COMMERCIAL DEVELOPMENT PERMIT FOR THE PROJECT".
2. IN THE PCD PERMIT, REVISE CONDITION NO. 12 TO INDICATE THAT ANY CHANGE IN USE WOULD REQUIRE AN AMENDMENT TO THE PERMIT GOING THROUGH ALL THE PROCESSES AND DISCRETIONARY REVIEWS AND ACTIONS OF THE CITY THAT ARE INCIDENT TO SUCH AN AMENDMENT.
3. ELIMINATE CONDITION NO. 20.
4. INCLUDE A NEW CONDITION NO. 32 THAT MAKES IT CLEAR THAT AT SUCH TIME AS THE COMMUNITY COLLEGE DISTRICT CEASES TO OPERATE ON A FULL TIME BASIS AS A COMMUNITY COLLEGE EDUCATIONAL FACILITY AT THIS PREMISE, THAT PERMISSION TO OPERATE THE GROCERY STORE TERMINATES.
5. UPON EXPIRATION OR TERMINATION OF THE LEASE FOR THE GROCERY STORE THAT THAT USE REVERT TO THOSE FOR EDUCATIONAL FACILITIES OR OTHER USES PERMITTED UNDER THE ZONE, AND THAT THERE BE A REQUIREMENT

THAT APPROPRIATE MODIFICATIONS TO THE GROCERY STORE BUILDING BE REQUIRED IN ORDER TO BRING IT INTO CONFORMANCE FOR THAT USE AT THAT TIME. THAT THE APPEARANCE OF THE STORE IS MORE LIKE AN OFFICE BUILDING AND THAT THE SERVICE STALLS AND ASSOCIATED DRIVEWAY BE ELIMINATED.

6. TIME LIMITATION OF 30 YEARS WITH A REVIEW FOR POSSIBLE EXTENSION FOR RENEWAL WITH FIVE YEAR OPTIONS.
7. CONDITION NO. 31 TO BE CLARIFIED THAT SALE OF ALCOHOL IS FOR OFF SITE CONSUMPTION OF PACKAGED CONTAINERS ONLY.

Second by White. Passed by 6-0 vote with Commissioner Benn not present.

ITEM-4: SAN YSIDRO REDEVELOPMENT PROJECT.

Ron Smith and Pat Hightman presented the Planning Department Report and discussed the survey area boundaries. Also submitted photographs of the areas requested to be included in the redevelopment project area.

Testimony in opposition by:

**Felipe Muro, resident.** Expressed his feelings regarding crime and if the gang members area not seen, there appears not to be any crime and therefore the City doesn't think this area needs redevelopment. Negative consequences will result if they are not included.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO APPROVE STAFF'S RECOMMENDATION OF REDEVELOPMENT BOUNDARIES WITH THE INCLUSION OF THE VILLA NUEVA AND VISTA TERRACE COMPLEXES. Second by Quinn. Passed by a 6-0 vote with Commissioner Benn not present.

The Planning Commission recessed at 12:19 p.m. and reconvened at 1:30 p.m.

The Planning Commission's Quarterly Review Meeting was held in the afternoon and the following issues were addressed:

- . Advisory committee members for Planning Commission - budget, work program, CIP, etc.
- . Prioritization of appeals and docket management.
- . Planning Commission handbook.
- . Orientation program for new Commissioners.
- . Community Planning Groups and their roles.
- . Discussion of a joint workshop with Redevelopment staff to discuss the Commission's role and how the two interface on redevelopment-related actions in general.
- . Housekeeping.

**ADJOURNMENT:**

The Planning Commission was adjourned at 3:45 p.m. by Chairperson Bernet.