

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 5, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.
The Planning Commission adjourned at 11:45 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-not present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-present
Michael J. Stepner, City Architect-present
John Riess, Chief Deputy City Attorney-present
Rachel Hurst, Principal Planner, Community Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Strohming, Engineering and Development-present
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 This item removed from agenda.

ITEM-3 CHOLLAS CREEK REZONE.

This item was continued from October 1, 1992.

JEFF VALDER of the Planning Department and JOHN RIESS, Chief Deputy City Attorney requested a continuance of this item to November 19, 1992.

No one spoke in opposition to a continuance.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN not present) to continue this item to November 19, 1992 at 9:00 a.m.

ITEM-5 APPEAL COASTAL DEVELOPMENT PERMIT NO. 92-0300. MCKOSKY RESIDENCE. PROJECT DESCRIPTION: CONSTRUCTION SINGLE FAMILY RESIDENCE. LEGAL: LOT 36 & EASTERLY 5 FEET OF LOT 37, BLOCK 8, MAP 279. LOCATION: 4545 DEL MONTE AVENUE BETWEEN: FROUDE STREET AND: GUIZOT ST. APPLICANT: CLARENCE MCKOSKY.

Commissioner Scott Bernet abstaining from this item.

REBECCA MICHAEL representing the applicant requested a continuance to November 19, 1992.

No one spoke in opposition to a continuance.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by VERNA QUINN, the Commission voted 3-1 (PESQUEIRA voting in the negative, BERNET abstaining with BENN not present) to continue this item to November 19, 1992 at 9:00 a.m. Motion failed not having 4 affirmative votes. This item will trail the November 19, 1992 meeting.

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ITEM-6
6A&6B CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN (CDP)/
COASTAL DEVELOPMENT (PD)/CONDITIONAL USE PERMIT (CUP) NO.
91-0840. CERTIFY MITIGATED NEGATIVE DECLARATION NO. 91-
0840. ADOPT THE MITIGATION MONITORING AND REPORTING
PROGRAM. PROJECT DESCRIPTION:

KEVIN SULLIVAN presented Planning Department Report No.
P-92-212.

LYNNE HEIDEL, representing applicant, stated submitted
documents to the Planning Commission, dated October 30,
1992. She spoke in support of the project.

FRED OLIVER, applicant presented statements dated
November 4, 1992 in support of the project.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **SCOTT BERNET**,
the Commission voted 5-0 (**BENN** not present) to approve
per staff recommendation, and as amended by **SCOTT BERNET**
no neon stripping on the gas station.

ITEM-7
&7A CONDITIONAL USE (CUP)/CARMEL VALLEY PLANNED DISTRICT
DEVELOPMENT PLAN (PD) PERMITS NO. 92-0319. CERTIFY
ENVIRONMENTAL NEGATIVE DECLARATION NO. 92-0319. DEL MAR
HIGHLAND CARWASH. PROJECT DESCRIPTION: CARWASH/GASOLINE
SALES MINI-MART. LEGAL: POR. PARCELS 14 & 22, PARCEL
MAP 16379. LOCATION: EL CAMINO REAL BETWEEN: TOWNAGATE
DRIVE AND: DEL MAR HEIGHTS ROAD. ZONE: N-TC.
APPLICANT: T. FETTER & COMPANY, INC.

This item continued from October 29, 1992, Planning
Commission due to a lack of 4 affirmative votes.

Commissioner Scott Bernet stated did listen to the tape
and will participate.

KEVIN SULLIVAN presented Planning Department Report No.
P-92-200.

TOM FETTER, applicant presented letter and pictures dated
November 4, 1992 in support of the project. He concurred
with Commissioner Bernet on the amended motion regarding
the blank wall.

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No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **SCOTT BERNET**, the Commission voted 5-0 (**BENN** not present) to approve staff recommendation, and as amended by **SCOTT BERNET** that applicant work with staff to enhance the blank wall.

RECESS, RECONVENE

The Planning Commission recessed at 9:50 a.m. and reconvened at 10:00 a.m.

ITEM-4 AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN CATELLUS DEVELOPMENT CORPORATION AND THE CITY OF SAN DIEGO AND AMENDED AND RESTATED OWNER PARTICIPATION AGREEMENT BETWEEN CATELLUS DEVELOPMENT CORPORATION AND THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO - COLUMBIA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

PAMELA HAMILTON presented Centre City Development Corporation memorandum dated October 28, 1992. A model of the project presented.

STEVE HESS, representing Catellus Development. He gave a brief background of the project, spoke in favor of the project.

DR. DAN MARNELL, representing San Diego Railroad Museum, he stated we been in existence for 28 years, operating trains for the last 12 years. Dr. Marnell spoke in favor of the project.

JANAY KRUGER, representing Tim Litchty, property owner, spoke in opposition to the project. She stated that Catellus and Santa Fe Realty is default of the existing agreement, they cannot comply if they do not have title. Ms. Kruger addressed the issue of the new agreement, page 7, #2, Site.

JOE YANUZZI, Transportation Manager for AmTrak. He stated AmTrak has attended meetings with staff and Catellus, and supports the project.

Public testimony was closed.

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COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 5-0 (**BENN** not present) to approve staff recommendation, and recommend to City Council.

Chairman ZoBell and Planning Commissioners farewell to **Michael J. Stepner**, City Architect. Mr. Stepner has worked with the Planning Commission for 5 1/2 years.

On a motion of **SCOTT BERNET**, seconded by **RALPH PESQUEIRA**, the Commission voted 5-0 (**BENN** not present) to adopt a resolution stating The Planning Commission strongly urges the City Manager, the Honorable Mayor of the city of San Diego, and City council to review the recent budget actions regarding the Office of the City Architect and to retain Mr. Stepner with the City Planning Department in a capacity which utilizes his comprehensive and capable knowledge of San Diego as a resource for the Planning staff and the City of the City of San Diego.

ADJOURNMENT

The Commission adjourned at 11:45 a.m.