

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 9, 1993
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson at 9:10 a.m. The Planning Commission adjourned at 4:45 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner 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
George Arimes, Assistant Planing Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Jeff Washington, Deputy Planning Director, Long Range
and Facilities Financing-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Rachel Hurst, Principal Planner, Long Range and Facilities
Financing-present
Hossein Ruhi, Engineering and Development-present
Lisa Adams, 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.

Commissioner White stated the Federal Government approved the 5% take of the Gnatcatcher habitat. He requested at the next Planning Commission meeting, staff give an update, and how this will have an impact on land use decisions.

Chairperson Bernet seconded this request, and would be essential for the commission.

ITEM-2 This item removed from agenda.

ITEM-3 TENTATIVE MAP (TM) 93-0524. STARK LOT SPLIT. ENVIRONMENTAL IMPACT (EIR) 93-0524, THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO ARTICLE 19, SECTION 15315. PROJECT DESCRIPTION: TWO LOT SUBDIVISION. LEGAL: A PORTION OF ACRE LOT 122 OF MORENA. LOCATION: 2106 HARTFORD STREET. APPLICANT: DARCY JONES. CONSENT AGENDA. PROCESS 4.

Planning Department Report No. P-93-199.

Commissioner White stated on Attachment 3, page 4, 9a, Water and Sewer Requirements, that the developer shall install fire hydrants, and considering this is already a developed area. If a fire hydrant is necessary with the development or the fact. that we may be able to change the word shall, to may be required.

Lisa Adams, Engineering and Development Department, stated that line 6, 9a, that shall may be required to be added.

Commissioner Neils stated leave shall and add the wording if required after shall.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Lynn Benn, the Commission voted 7-0 to move as Consent, approve as amended by Commissioner Neils, add the language of 9a, if required after shall.

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ITEM-4 TENTATIVE MAP (TM) NO. 93-0519. PARCEL MAP OF LOT 1. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO ARTICLE 19, SECTION 15315. PROJECT DESCRIPTION: SUBDIVIDE A 0.53-ACRE LOT INTO FOUR PARCELS. LEGAL: LOT, BLOCK B, ENCANTO HEIGHTS, MAP 1165. LOCATION: JAMACHA ROAD BETWEEN: 68TH STREET AND: 69TH STREET. APPLICANT: DICK-CON. CONSENT AGENDA. PROCESS 4.

Planning Department Report No. P-93-216.

Commissioner Quinn addressed the issue that this particular lot splits into a floodplain, and floodplain fringe, why is it exempt from CEQA?

Lisa Adams stated there is a drainage channel that runs through or adjacent, this has not been a studied area.

Commissioner Quinn stated the wording on Attachment 3, page 5, Condition 15, a portion of this project has been identified as being within a floodway or floodplain fringe area, incorrect?

Lisa Adams stated is incorrect, the developer will provide a flowage easement and drainage easement, and the other items not pertinent.

Commissioner White stated Attachment 3, Water and Sewer Requirement, page 4, Condition 13A, add the language if required after shall.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Frisco White, the Commission voted 7-0 to move as Consent, approve as amended by Commissioner Neils, the following language: Attachment 3, page 5, Condition 15; and, Attachment 3, page 4, Condition 13a, add if required after shall.

OTHER BUSINESS

Hossein Ruhi, Deputy Engineering Director, announced that Jeff Strohming and Lisa Adams, represented the Engineering Department, at Planning Commission hearings. Jeff is involved with the Zoning Code Update process. Lisa Adams, this is her last meeting, and will be returning to the Design Division. Mr. Ruhi said Mo Sammak will be representing the Engineering Department at the Planning Commission hearing of January 6, 1994.

ITEM-5 This item removed from agenda.

ITEM-6 INTERSTATE RETAIL CENTER - KEARNY MESA COMMUNITY PLAN
6A, 6B AMENDMENT AND REZONE. ADOPTION OF THE AMENDMENT TO THE
& 6C KEARNY MESA COMMUNITY PLAN AND PLAN AMENDMENT. ADOPTION
OF THE ASSOCIATED AMENDMENTS TO THE PROGRESS GUIDE AND
GENERAL PLAN. REZONE PERMIT NO. (RZ) 93-0288. CERTIFY
ENVIRONMENTAL NEGATIVE DECLARATION NO. 93-0289. LOCATION
5150 MURPHY CANYON ROAD. ZONE: M-1B TO M-1A.
APPLICANT: CHUNG MING CHOU. PROCESS 5.

Shelly Kilbourn presented Planning Department Report No. P-93-208.

Susan Lay, representing Annie Chou, applicant, spoke in favor of the project, and available to answer questions.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Christopher Neils, the Commission voted 7-0 to recommend to City approval and certify Environmental Negative Declaration No. 93-0289.

ITEM-7 CONDITIONAL USE PERMIT (CUP) NO. 89-0731. MID-CITY
& 7A CORPORATION. PROJECT DESCRIPTION: WORK FURLOUGH
FACILITY. LEGAL: MIDDLETOWN BLOCK 234 LOTS 1, 2, 3, 4,
181, 182, 183 and 184. LOCATION: 4025 PACIFIC HIGHWAY
BETWEEN: WRIGHT STREET AND: BANDINI STREET. ZONE: M-
1. AMENDMENT TO CORRECTIONAL PLACEMENT CENTER
GUIDELINES. APPLICANT: MID-CITY CORPORATION. ANNUAL
REVIEW OF THE MID-CITY WORK FURLOUGH FACILITY AND
AMENDMENTS TO THE CORRECTIONAL PLACEMENT CENTER
REQUIREMENTS.

Judy Braswell of the Planning Department requested a continuance of these items to February 10, 1994, at 9:00 a.m. She stated the County of San Diego is in the process of considering the termination of the contract with Mid-City Work Furlough. These items are scheduled before the County Supervisors, December 7, but is continued to January 4, 1994. Until, we hear from the county, in terms of what they are going to do with the project, we are requesting a continuance.

Commissioner Benn requested any issues relevant to the conditional use permit to the Planning Commission, that prompted the County to take this action.

Chairperson Bernet requested staff at the last hearing, to ask the applicant for the facility to submit materials at least two weeks prior to the February 10, 1994 hearing.

Commissioner White addressed the issue regarding the Annual Review process.

Janis Sammartino, Chief Deputy City Attorney, said this is the first time, we had such a use come forward for its annual review. That this is a legal matter, and there is no requirement that will take place by the end of this year.

Commissioner Neils said if we continue these items on condition that we reserve to the fullest extent permitted of any of all of the Commission's prerogatives, and jurisdiction.

Commissioner Skorepa said that the current Planning Commission members were not present at the initial granting of the conditional use permit. If the Commission could get some background information.

Judy Braswell stated staff will be prepared to bring the Commission up to date on this project.

No one spoke in opposition to a continuance.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 7-0 to continue to February 10, 1994, at 9:00 a.m. subject to the condition stated by Commissioner Neils.

ITEM-8

INITIATION OF AN AMENDMENT TO THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.

Shelly Kilbourn presented Planning Department Report No. P-93-209.

Commissioner Benn stated where there are no community planning groups in planning areas, that Planning Commission automatically becomes the Planning Group.

Rachel Hurst of the Planning Department said in one of the Council Policies, if there is not a recognized planning group, then the Planning Commission is the planning group. The Commission will be notified.

Susan Lay, representing Presley Company, applicants, in favor of the initiation. She gave a brief background of the project.

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Commissioner Quinn stated we maintain the consolidated hearing date on this proposal.

Commissioner Benn said before the noticing is sent, that the Planning Commission will be acting as the Planning Group for this community.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 7-0 to initiate and maintain the consolidated hearing date.

ITEM-9
& 9A

VESTING TENTATIVE MAP (VTM)/PLANNED RESIDENTIAL DEVELOPMENT (PRD) PERMIT 92-0684. PROJECT DESCRIPTION; 4-LOT SUBDIVIDE 56 MULTI-FAMILY DEVELOPMENT. LEGAL: PORTION NENE1/4, SECTION 21, T14S, R2W, SBBM. LOCATION: POWAY ROAD BETWEEN: CREEKVIEW DRIVE AND: SPRINGBROOK DRIVE. ZONE: R-1500 TO R-1500. APPLICANT: PARDEE CONSTRUCTION COMPANY. ADDENDUM 92-0684 TO MITIGATED NEGATIVE DECLARATION No.85-0250. SABRE SPRINGS PARCEL 18. PROCESS 4.

Judy Braswell presented Planning Department Report No. P-93-222.

David Poole, representing Pardee Construction Company, in favor of the project. He was available to answer questions.

Commissioner Neils stated on Attachment 3, page 6, Condition #17 be removed and moved to For Information.

Commissioner Benn stated in the Project Description, environmental document it states there will be a maximum 2:1 slope gradient, should maximum be changed to minimum.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded and amended by Christopher Neils, the Commission voted 7-0 to approve as amended, Attachment 3, page 6, Condition #17 be removed and moved to For Information, and amended by Commissioner Benn, in the Project Description, environmental document, change maximum to minimum on the 2:1 slope gradient.

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Al Strohlin addressed the issue of the zoning code update when will it get presented to the local planning community formerly?.

Craig Adams, representing himself, in favor of the Resource, the coastal zone and hillsides regulations should be treated like any other resource regulation, define the community. The Zoning Code Update moving in the direction of simplification, and clarification.

Betsy McCullough said on January 13, 1994, a workshop is scheduled for General Provisions, about permit and nonconforming uses. Citizens Advisory Committee meeting on December 10, 1993, public welcome to attend.

RECESS, RECONVENE

The Planning Commission recessed at 3:25 p.m. and reconvened at 3:30 p.m.

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

Dave Odell, representing Save Everyone Access. He addressed the issue, the timing of planning reports to Planning Commission and City Council. The reports are coming out to late for the public to respond with written comments, two days prior to City Council and T&LU meetings, and to comply with the laws that require the Zoning Codes to implement the general plan and other land use plans.

ITEM-11 MTDB - TRANSIT FINANCING - WORKSHOP

William Liebermann and Jim Byrant of MTDB spoke on the financing of transit, coordination of transit with land use, presented a video that illustrates problems and potentials of coordinated transit with land use are not doing that.

Mr. Liebermann gave a brief background of MTDB and the transit system.

The Planning Commissioners impressed with the video,, discussed tod guidelines, cul de sacs, when is public transportation going to those areas, there is no anticipate future date that public transportation to go into those areas.

Chairperson Bernet said the Planning Commission to extend the opportunity that MTDB come back anytime when there are issues arising.

ADJOURNMENT

The Planning Commission adjourned at 4:45 p.m.