

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 17, 1994
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:12 a.m. The Planning Commission recessed at 11:55 a.m. and reconvened at 1:50 p.m. Chairperson Bernet adjourned the meeting at 2:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not 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-not 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 JANUARY 6, 1994, JANUARY 13, 1994, JANUARY 20, 1994 AND JANUARY 27, 1994.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE WITH THE ADDITION OF THE FOLLOWING MODIFICATIONS: ITEM NO. 3 PAGE 3 AND ITEM NO. 9 PAGE 8 OF JANUARY 6, 1994 TO INCLUDE THE SECOND TO THE MOTION AND THE VOTE; AND AS A FORMAT ISSUE WHEN ADD ON AMENDMENTS ARE MADE TO CONDITIONS, WORDING SUCH AS "SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS OR CHANGES" (WHICHEVER APPLIES) WILL BE INCLUDED FOR CLARITY. Second by White. Passed by a 6-0 vote with Commissioner Benn not present.

ITEM-3-
3I:

CALIFORNIA TERRACES PRECISE PLAN, MASTER REZONE, SMALL LOT OVERLAY ZONE, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, HILLSIDE REVIEW PERMIT, ENVIRONMENTAL IMPACT REPORTS 86-1032 AND 90-0574.

Bill Levin gave a review as to why the item was continued from the hearing of January 20, 1994 and discussed the status of the redesign in canyon area.

Testimony in favor by:

DAVID POOLE, representing Pardee Construction. Presented a redesign for the central canyon in question.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL TO THE CITY COUNCIL. Second by Neils. Passed by a 6-1 vote with Commissioner Benn voting nay.

ITEM 4: OTAY MESA AUTO DISMANTLING PARK EXTENSION OF TIME FOR CUP 93-0633. 1328 HERITAGE ROAD BETWEEN DATSUN AND OTAY VALLEY ROAD.

Kevin Sullivan presented Planning Department Report No. P-94-025 for the proposed extension of time for the Otay Mesa Auto Center. This item was continued from January 13, 1994 for a number of questions regarding the surrounding facilities and CUP applications, etc.

Commissioner Neils requested staff look into the situation of the CUP that expired in 1991 and the violation of this permit with continued operation. Mr. Freeman advised that this matter would be brought to the attention of the Neighborhood Code Compliance for action.

Testimony in favor by:

JACK VAN CLEAVE, representing Joe Street, owner of property.

JOE STREET, owner. Explained his operation in detail and expressed his desire to comply with all regulations involved.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE FOR TWO MONTHS TO APRIL 28, 1994 AT 9:00 A.M. TO ALLOW STAFF TIME TO GET BACK TO THE COMMISSION WITH A POSSIBLE MEETING DATE, AND A PROPOSED COMPOSITION SCHEDULE FOR A WORKSHOP WHICH WOULD INCLUDE CONCEPTS OF WHAT THE ISSUES ARE, HOW THEY WOULD DEAL WITH THESE ISSUES, AND HOW THEY COULD BE IMPLEMENTED AND BECOME A VIABLE ADDITION TO THE CITY. WORKSHOP SHOULD BE ATTENDED BY A GROUP OF PEOPLE WHO WOULD BE INTERESTED IN LOOKING AT THIS IN AN ALL-ENCOMPASSING VIEW, NOT JUST THIS C.U.P., BUT ALL OF THE AUTO WRECKING AND DISMANTLING AREAS IN THE BROWN FIELD AREA, IN A LONG RANGE EFFORT TO CREATE, FOR EXAMPLE, AN AUTO WRECKING "MALL". WORKSHOP TO INCLUDE PEOPLE WHO ARE OPPOSED TO THIS TYPE OF OPERATION IN THE COMMUNITY, WORKING IN GOOD FAITH TO SOLVE THE PROBLEM AND WORK OUT A SOLUTION WITH THE BASIC UNDERSTANDING THAT THE CITY IS CONSIDERING KEEPING THIS USE AS A MORE PERMANENT TYPE IN THAT AREA AND WORKING TO MEET THE CONDITIONS

REQUIRED TO MAKE IT A MORE COMPATIBLE PART OF THAT COMMUNITY. OTHER ISSUES FOR DISCUSSION WOULD BE: UPGRADE OF THE LANDSCAPING PLAN, THE PARKING ISSUE, IMPROVE PRIVATE ROAD TO BE CONSISTENT WITH THE USE OF THAT ROAD AND UPGRADE FENCING AND BERMING; AN AMENDMENT TO CONDITION NO. 11 TO REVISE THE WORD AND TO "ANY" AS IT PERTAINS TO HAZARDOUS MATERIAL; PERMIT TO INCLUDE A CONDITION THAT ONLY AUTOS BE CRUSHED ON SITE AND NOT ANY OTHER ASSOCIATED SCRAP METAL (REFRIGERATORS, ETC.) APPLIANCES THAT MAY CONTAIN HAZARDOUS FLUIDS AS WELL; CONDITION NO. 17 TO INCLUDE "ANY HAZARDOUS MATERIALS" IN ADDITION TO OIL IN REFERENCE TO SPILLAGE. Second by Neils. Passed by a 5-2 vote with Commissioners Benn and Quinn voting nay.

PLANNING COMMISSION RECESSED AT 11:55 A.M. AND RECONVENED AT 1:50 P.M.

ITEM-5: OTAY ASSETS GAS STATION CUP 93-0533 EXTENSION OF TIME, OTAY MESA ROAD.

P.J. Fitzgerald presented a review of the continuance from January 27, 1994 on this project and the current status.

Testimony in favor by:

SUSAN LAY, attorney representing the owner. Stressed again that this is a request for a simple extension of a CUP and the concerns involving the sale of alcohol at gas stations should not affect this permit.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO MOVE APPROVAL OF THE PERMIT WITH THE ADDITION OF THE FOLLOWING AMENDMENTS TO THE CONDITIONS: NO. 6 REGARDING THE MAINTENANCE OF THE LANDSCAPING CONDITION SHOULD ALSO STATE IF THE LANDSCAPE IS DAMAGED OR REMOVED OR "DEAD"; ALSO INCLUDE IN CONDITION NO. 27 THE WORDING TO REFER TO ANY TERMINATION NOT JUST TERMINATION BECAUSE OF ABANDONMENT; CONDITION NO. 18 TO INCLUDE "HAZARDOUS WASTE" AS WELL AS HAZARDOUS MATERIAL AS REQUESTED BY COMMISSIONER SKOREPA. Second by Benn. Passed by a 7-0 vote.

ADJOURNMENT:

The Planning Commission adjourned at 2:10 p.m.