

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 14, 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 meeting was adjourned at 2:59 p.m. by Vice-Chairperson McElliott.

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-not 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
Mohammad Sammak, Development Coordinator, Engineering and
Development
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 NOVEMBER 18, 1993, MARCH 24, 1994 AND MARCH 31, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES. Second by White. Passed by a 5-0 and 6-0 vote with Commissioners Benn and Skorepa abstaining from the November 18, 1993 vote as they were not present during that meeting; Chairperson Bernet and Commissioner Neils abstaining from the March 24, 1994 vote as they were not present during that meeting; Commissioner Benn abstaining from the March 31, 1994 vote as she was not present during that meeting.

ITEM-3: REMOVED FROM THE DOCKET PRIOR TO THE MEETING.

ITEM 4: REMOVED FROM THE DOCKET PRIOR TO THE MEETING.

ITEM-5: WEST MIRAMAR LANDFILL AGGREGATE EXTRACTION; CUP NO. 94-0161 (EXPEDITE). 5198 Convoy between I-805 and I-163.

Coleen Frost presented Planning Department Report P-94-066.

Testimony in favor by:

Arnold Veldhamp, Superior Ready Mix Concrete Co.
Answered the Commissioners questions regarding the lease contract related to fire, recycling, air pollution control, fuel tank location and operation hours.

Testimony in opposition by:

Joel Cloud, Hester Granite Co. Expressed his concern about the unfairness of this deal and the economic ramifications of the alleged subsidizing of this project by the City, and what it could do to the industry. Would like to appeal to the City Council and came before the Commission in order to be able to do this.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE CONDITIONAL USE PERMIT AND ACCEPT THE PLANNING DEPARTMENT'S RECOMMENDATION WITH THE FOLLOWING MODIFICATIONS AND TO ACCEPT COMMISSIONER NEILS AMENDMENT TO THE MOTION TO INTRODUCE A REQUIRED REVIEW AT THE END OF FIVE YEARS; TO INCLUDE LANGUAGE THAT STATES THE APPLICANT HAS THE RIGHT TO A RENEWAL AND THAT THIS IS NOT PREJUDICIAL TO THE RIGHT TO FILE AN APPLICATION FOR A NEW PERMIT. Second by McElliott. Passed by a 7-0 vote.

Motion by Neils to amend the main motion and add an automatic expiration at the end of ten years. Second by Skorepa. Failed by a 4-3 vote with Commissioners Benn, McElliott, White and Bernet voting nay, and Quinn, Neils and Skorepa voting yea.

MOTION BY NEILS TO AMEND THE MAIN MOTION AND INCLUDE LANGUAGE TO ADD AN AUTOMATIC EXPIRATION DATE AT THE END OF FIFTEEN YEARS. Second by Skorepa. Passed by a 5-2 vote with Commissioners Benn and McElliott voting nay.

MOTION BY QUINN TO APPROVE THE CONDITIONAL USE PERMIT AND LIMIT THE HOURS OF OPERATION FROM 6 AM TO MIDNIGHT. Second by Skorepa. Passed by a 6-1 vote with Chairperson Bernet voting nay.

MOTION BY BENN TO APPROVE THE CUP AND ACCEPT THE PLANNING DEPARTMENT'S RECOMMENDATION, APPROVE THE CONDITIONAL USE PERMIT WITH A FIVE YEAR REVIEW PERIOD, A FIFTEEN YEAR EXPIRATION DATE, AND THE HOURS OF OPERATION OF 6 AM TO MIDNIGHT. Second by McElliott. Passed by a 7-0 vote.

The Planning Commission recessed from 10:35 a.m. and reconvened at 10:41 a.m.

ITEM-6: INITIATION OF AN AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE MIRAMAR RANCH NORTH COMMUNITY PLAN.

Walter Heiberg, McMillin Communities. Requested the item be withdrawn in order to allow time to resolve issues before bringing it forward. Mr. Heiberg advised that he has a scheduled hearing date before the City Council for them to approve the initiation and since McMillin can bring it before Council at that time, they are asking it be withdrawn before the Planning Commission.

Public testimony was closed.

COMMISSION ACTION:

Chairperson Bernet suggested that the Commission write a formal letter to the City Council requesting a discussion of what appropriate body should hear these initiations and when; and if this is a policy issue it should be cleared up.

MOTION BY QUINN TO CONTINUE ONE WEEK TO APRIL 21, 1994 TO ALLOW THE APPLICANT TIME TO RESOLVE THEIR ISSUES. Second by White. Passed by a 7-0 vote.

ITEM-7: MUNICIPAL CODE AMENDMENT - SUBDIVISION MAP ACT EXTENSION OF TIME. SENATE BILL 428.

Pat Grabski presented Planning Department Report No. P-94-056.

No one was present to speak to this item.

COMMISSION ACTION:

Motion by Benn to approve, if not applied to Conditional Use Permits, specifically. No second.

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF THE SUBDIVISION MAP ACT EXTENSION OF TIME. Second by Neils. Passed by a 6-1 vote with Commissioner Benn voting nay.

ITEM-8: INTERNATIONAL TRADERS CENTER - WETLANDS RESTORATION PROGRAM. CDP/SCR 92-0544. 2383 Via Segundo between Calle Primera and Caminito de la Plaza.

Ron Buckley presented Planning Department Report No. P-94-068.

Testimony in favor by:

Martin J. Kenney, U. S. Fish & Wildlife Service. Spoke to the environmental issues brought up by the Planning Commission regarding vector control and drainage.

Michael Stevens, Stevens Planning Group. Explained the use of the land by the lessee, Joseph Garcia and the subsequent new plan for this land.

No one spoke in opposition to this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE WITH THE ADDITIONAL CONDITION THAT THE APPLICANT, IN CONSULTATION WITH THE FISH & WILDLIFE SERVICE, WOULD PREPARE AND SUBMIT THE VECTOR CONTROL PROGRAM PRIOR TO THE GRADING PERMIT BEING ISSUED. Second by Neils. Passed by a 7-0 vote.

The Planning Commission recessed at 12:00 noon and reconvened at 1:41 p.m.

ITEM-9: YAMADA RESIDENCE - CONTINUED FROM MARCH 3, 1994 IN ORDER TO ALLOW TIME FOR THE ARCHITECT, SURVEYOR AND BUILDER TO REVISE THE DRAWINGS FOR THE PROJECT. CDP 93-0383. 4530 DEL MONTE AVENUE BETWEEN FROUDE STREET AND GUIZOT STREET.

Ron Buckley presented Planning Department Report P-94-046.

Testimony in favor by:

Robert Jevins, contractor. Spoke on behalf of Michelle Yamada and explained his redesign since last hearing and grade changes made.

Michelle Yamada, owner. Addressed the question of conformity of the neighborhood.

Testimony in opposition by:

Robert Bedore, neighbor. Opposed to the building of a very large house on a small lot and how the view would be obstructed.

Jean Todd, neighbor. Requested the Commission to deny so as not to "ruin" the neighborhood and view.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE WITH THE ADDITION OF THE FOLLOWING MODIFICATIONS TO THE CONDITIONS: TO REMOVE CONDITION NO. 17 IN THE PERMIT, DELETE THE LAST SENTENCE IN FINDING "H" WHICH STATES, "...BUT DOES NOT COMPLY WITH THE ADOPTED PENINSULA COMMUNITY PLAN'S COASTAL VIEWS GUIDELINES", AND TO REVIEW THE LANDSCAPE PLANS TO REQUIRE THAT THE LANDSCAPING WILL NOT BE INTRUSIVE WITH THE VIEW SHED AREA. Second by Skorepa. Passed by a 6-0 vote with Chairperson Bernet not present.

NOTE: The Commissioners held a brief discussion with staff regarding the upcoming Zoning Code Update workshop to be heard next Thursday, April 21, 1994. Questions voiced were: How the process of what committee or board heard the ZCU and if this could be changed, and how. Will the Commission receive a full booklet of the entire zoning code update, or bits and pieces and complicated matrixes; overall process of update and simplification is also a concern and needs to be discussed. Format of the workshop and the matter of feedback to be discussed as well.

ADJOURNMENT:

The Planning Commission was adjourned at 2:59 p.m. by Vice-Chairperson McElliott.