

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 19, 1994
AT 9:00 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 9:10 a.m. The meeting was recessed at 12:00 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-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-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 was present to speak.

COMMISSION COMMENT:

Commissioner White raised the question of the Zoning Code Update and the streamlining procedures currently in process. Staff was directed to bring back to the Commission before the next scheduled workshop on June 9, 1994 clarification of the direction, and who it was given by for this updating process, and secondly the order of the review process by each hearing authority.

ITEM-2: NO MINUTES TO APPROVE AT THIS MEETING.

ITEM-3: MIRAMAR PADGETT BUSINESS CENTER, REZONE AND PCD PERMIT, CASE NO. 93-0550 MIRAMAR METROPLEX, REZONE AND PCD PERMIT, CASE NO. 93-0551 MIRAMAR COMMERCIAL CENTER, REZONE AND PCD CASE NO. 93-0552 MIRAMAR HOME IMPROVEMENT CENTER, REZONE AND PCD PERMIT CASE NO. 93-0618. PROCESS 5.

Glenn Gargas presented Planning Department Report No. P-94-087 and requested a continuation of PCD No. 93-0618.

Testimony in favor by:

Doug Boyd, representing T&B Planning Consultants. Discussed the rezoning of this project to make it consistent with the Community Plan; and the history of this development.

Bill Scott, representing Building Six Partnership. Discussed the evolution of these properties and the building of same as being in conformance with the existing zone.

Al Assad, representing the Miramar Commercial Property, reiterated the evolution of Miramar Road, the development of these four parcels, the rezoning of same and the types of businesses that have evolved due to the business environment in the community.

Mike LaBarre, representing Burnham Pacific Properties. Discussed the leasing situation at the site and how difficult it is to conduct business in San Diego with the anti-business climate that exists.

John Waters, representing Burnham Pacific Properties. Reiterated the difficult situation and felt that some of the requests of the conditions are a bit excessive.

Public testimony was closed.

COMMISSION ACTION:

Motion by Benn to continue PCD No. 93-0618 requested by Staff in order to bring the zoning into conformance with the uses. Second by Quinn. Motion withdrawn.

MOTION BY WHITE TO CONTINUE TO JUNE 16, 1994 AT 9:00 A.M., TIME CERTAIN, TO ALLOW STAFF AND THE APPLICANT TIME TO COME BACK TO THE COMMISSION WITH ONE SET OF CONDITIONS AND A POSITION PAPER ON EACH OF THESE CONDITIONS THAT WILL BE ACCEPTABLE FOR BOTH PARTIES; TO ACCEPT COMMISSIONER NEILS' SUGGESTION TO STAFF TO PROPERLY FORMAT THE RESOLUTIONS FOR CONSISTENCY AND CLARITY DURING THE DISCUSSION PROCESS; ACCEPT COMMISSIONER SKOREPA'S REQUEST TO INCLUDE THE RAMIFICATIONS OF ANY OF THESE CONDITIONS ON EXISTING PROPERTY; STAFF TO COMMENT ON THE IMPLICATIONS OF ATTACHING MR. BOYD'S LIST ON ATTACHMENT "A" OF THE PERMITTED USES VERSUS WHAT THE PLANNING DEPARTMENT IS RECOMMENDING AND REQUESTED APPLICANT TO DO THE SAME; AND ADDRESS THE CONCERN OF A 'TRIGGER EVENT' TO MONITOR THE IMPLEMENTATION OF THE CONDITIONS. Second by Neils. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

The Planning Commission recessed at 11:01 a.m. and reconvened at 11:05 a.m.

ITEM-4: PAR BROADCASTING FACILITY, AMENDMENT TO CONDITIONAL USE PERMIT NO. 87-0922 (CUP/AM NO. 94-0153) TO ALLOW INSTALLATION OF A 90-FOOT HIGH MICROWAVE LINK/RELAY TOWER. PROCESS 4.

Teri Bumgardner presented Planning Department Report No. P-94-086.

Testimony in favor by:

Larry Shushan, representing Par Broadcasting. Discussed the time limit on this CUP and his willingness to remove the tower should the company move or are requested to move by the FCC.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO APPROVE THE PERMIT WITH THE ADDITION OF THE FOLLOWING CONDITIONS: UPON THE TERMINATION OF THE CUP THE APPLICANT BE REQUIRED TO REMOVE BOTH TOWERS AND THAT THE USE OF THE CUP TERMINATE IN 20 YEARS OR SOONER IF THE STATION LOSES ITS FCC LICENSE. Second by Skorepa. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

ITEM-5: MISSION CITY AUTO AUCTION; CONDITIONAL USE PERMIT AMENDMENT NO. 93-0304. PROCESS 4.

Coleen Frost presented Planning Department Report No. P-94-067.

Testimony in favor by:

Tony Ambrose, representing Mission City Auto Auction. Discussed the hours and days of operation and wholesale auction and items allowed to be sold.

James Shirey, owner of Mission City Auto Auction. Clarified the hours of operation for the auctions and how it applies to the detail operation only; and items to be sold at the swapmeet.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE PERMIT BASED ON THE REVISED CONDITIONS REQUESTED BY THE COMMISSION AND RESUBMITTED BY STAFF IN PERMIT NO. 93-0304, AND DIRECTED STAFF TO DEFINE WHAT "AUTOMOBILE ACCESSORIES" ARE, I.E., IF AN ITEM IS NORMALLY ACCEPTED AS PART OF A CAR ONLY AND INCLUDE THIS LANGUAGE IN ITEM 2B, SUBITEM-B POINT 2; DELETE THE LAST SENTENCE OF POINT NO. 25 OF THE REVISED CUP REFERENCING THE CITY-WIDE SIGN REGULATIONS; CERTIFY THE MITIGATED NEGATIVE DECLARATION. Second by White. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

ITEM-6: SOUTHCREST PARK PLAZA COMMUNITY PLAN AMENDMENT, REZONE/AMENDMENT TO PLANNED DISTRICT ORDINANCE (NO. 92-0424). SOUTHEAST DEVELOPMENT PERMIT, STREET VACATION AND VESTING TENTATIVE MAP. WAIVER FROM THE UNDERGROUNDING OF PUBLIC UTILITIES (NO. 93-0557). PROCESS 5 (EXPEDITE).

Coleen Frost presented Planning Department Report No. P-94-083.

Testimony in favor by:

Reynaldo Pisano, representing the Southeast Development Committee. A letter was presented from the community group recommending support of the project with revised conditions.

Sherman Scruggs, American Stores Property, Inc., parent company for Lucky and Sav-On Stores. Discussed the Community Center design within the project, and the design of the entire project, along with business plans.

Virgil Gordon, representing Gordon Lumber. Thanked staff for their good work and discussed plans for the project and the community.

Stuart Peace, Stuart Engineering. Discussed the CC&R's and the need to keep them in the conditions.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE MODIFICATION TO CONDITION 32 A. WHICH WOULD INCLUDE THE WORDS "FOR WHICH THE CITY SHALL HAVE NO RESPONSIBILITY" AFTER THE WORDS SEWER LATERAL IN THE THIRD LINE, AND DELETE THE REST OF THE PARAGRAPH TO SATISFY THE CONCERNS REGARDING CC&R'S. Second by Skorepa. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

ITEM-7: TORREY PINES COMMUNITY PLAN UPDATE AND TORREY PINES PUBLIC FACILITIES FINANCING PLAN. PROCESS 5.

Mike Westlake presented Planning Department Report No. P-94-069.

Bob Lewis, Chairperson of the Torrey Pines Community Planning Group, representing himself, requested a continuance because of the proposed categorical exclusion ordinance and the impact it will have on the Community Plan. Requested that this planning group be included as an advisory role in the permitting process.

Opal Trueblood, requesting a continuance, as a citizen, because the categorical exclusion ordinance was not available last Friday, May 13, 1994, and it is her understanding that ten working days are required for adequate review time.

COMMISSION ACTION:

MOTION BY BENN TO CONTINUE THE ENTIRE ITEM AS THERE ARE CONTRADICTIONS CONTAINED IN THE PLAN AND IT IS OUT OF STEP WITH THE ZONING CODE UPDATE AND WITH THE ISSUE OF CATEGORICAL EXCLUSIONS. IT WAS REQUESTED THAT THE COMMUNITY GROUP WORK WITH THE PLANNING DEPARTMENT AND LOOK AT THE POSSIBILITY OF PROVIDING BUFFER AREAS, COMPREHENSIVE DRAINAGE PLANS, AND A COMPREHENSIVE TRAFFIC PLAN IF THE CITY DOES DECIDE TO MOVE INTO A MINISTERIAL PROCESS OR CATEGORICAL EXCLUSION THAT IT

CAN BE ACCOMMODATED. STAFF WAS REQUESTED, REGARDING THE CATEGORICAL EXCLUSION AREAS, TO PROVIDE THE NUMBER OF LOTS UP FOR DEVELOPMENT; COMMISSIONER NEILS REQUESTED AN EXPLANATION OF THE ONE PARK AREA THAT WAS INCLUDED WITHIN A CATEGORICAL EXCLUSION AREA. STAFF WAS DIRECTED TO ALSO PROVIDE A POLICY AS TO WHERE THE PLANNING DEPARTMENT IS HEADED WITH THE CATEGORICAL EXCLUSION AREAS AND THE BACKGROUND AS TO HOW THIS WILL BE IMPLEMENTED IN THE DIFFERENT PARTS OF THE CITY. A WORKSHOP WAS SCHEDULED FOR JUNE 16, 1994 AT 1:30 P.M. TO HAVE AN OPPORTUNITY TO REVIEW ALL OF THESE ISSUES. Second by Neils. Passed by a 5-1 vote with Chairperson Bernet voting nay and Vice-Chairperson McElliott not present.

ADJOURNMENT:

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