

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 17, 1993
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 9:10 a.m.
The Planning Commission adjourned at 5:45 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 Planning Director-present
Allison Thomas, City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Frank Ducote, Principal Planner, Planning Department-present
Jeff Strohminger, 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.

DAVE ODELL addressed the issue of Planning Department Report distribution to the public for review and comments.

COMMISSION ACTION

Chairperson Scott Bernet stated there is a workshop scheduled for June 24, 1993. We can discuss with staff at the end of the workshop, the procedures on planning reports: 1) scheduling, 2) if projects are changed at a late date, what is available to the applicant as well as to the public; and 3) written responses.

ITEM-2 This item removed from agenda.

ITEM-3 TENTATIVE MAP (TM) 92-0770. SEASCAPE CONDOMINIUMS. EXEMPT FROM CEQA. PROJECT DESCRIPTION: 8-UNIT, CONDO CONVERSION, TENTATIVE MAP. LEGAL: LOTS 9 & 10, BLOCK 65, OCEAN BEACH MAP 279. LOCATION: 4960 CORONADO AVENUE BETWEEN: BACON STREET AND CABLE STREET. ZONE: R-1750. APPLICANT: DORIE VALIN. PROCESS 4.

BILL TRIPP presented Planning Department Report No. P-93-097.

BOB RAMSEY, representing Municipal Engineers Inc. and owner. He spoke in favor of the project to approve the map as recommended by staff, and agreed to the additional condition.

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 approve as amended, with a condition on underground waiver.

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ITEM-4 REGULATORY RELIEF PROPOSALS.

Chairperson Bernet stated Subitems 330 G - Coastal Development Permits, and 330 H - Sensitive Coastal Resource Overlay Zone continued to July 1, 1993, requires environmental review, reports will be available on June 24, 1993. **Commissioner Bernet** said if anyone from the public want to make public comment, they may do so, but the Commission will not act on these items, until July 1, 1993.

Commissioners Benn, McElliott and Neils expressed their concerns relating to the environmental documents, and stated scheduled these two items to a later date, so that the public can review and make comments.

George Arimes gave a brief background to the timeline processing from Planning Commission hearings to the meeting of the City Council, August 10, 1993.

ELLA PARIS presented Planning Department Report No. P-93-103.

GEORGE ARIMES, Assistant Planning Director, gave an overview of the Regulatory Relief Proposals. This item went to City Council on May 18, 1993, and scheduled back to Council on August 10, 1993. Mr. Arimes gave a brief background to the processing and noticing the public was given to these items.

Regulatory Relief Proposals - General Issues

MATTHEW JUMPER, representing San Diego Interfaith Housing Foundation, a nonprofit organization, on affordable housing. He spoke in favor to discretionary review process, reducing the timeframe, that there be more ministerial review. Mr. Jumper had a concern on the issue of fees, reducing, deferring and eliminating these fees.

FRANK PANNRISI, representing the Construction Industry Federation, spoke in support of the City Manager recommendation, streamlining the process, and working together.

DAVID CRAWFORD, representing AIA of San Diego. He spoke in support of the entire package of the City Manager, of May 18, 1993.

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REBECCA MICHAEL, representing San Diego Association of Realtors. She spoke in support to 17 items.

WALTER HERBERG, representing McMillin Communities. He spoke in favor of the regulatory relief, that it will move in a more positive direction.

JOHN ZIEBARTH, representing Ziebarth & Associates. He spoke in favor to the permit processing time.

ALLEN BOOTHE, representing the Greater San Diego Chamber of Commerce. He stated in support in streamlining the process.

MERLE FOSTER, opposed, did not speak.

MELISSA RAYMOND, representing the Surf Rider Foundation National Office. She stated that the 2,500 members of San Diego, opposed to the suggested regulatory relief and amendments to CEQA. CEQA is a state legislation.

LOUISE ARNOLD speaking for the President of the League of Women Voters. She spoke in opposition, addressed the concerns about streamlining the process, department understaffing, and lack of opportunity for community input.

ELTINGE BROWN, President of La Jolla Town Council. He spoke in opposition, that 80% of its land in coastal development area, updating community plan, and staff reduction.

NORMA SULLIVAN, Conservation Chair for the local San Diego Autobahn Society, representing 3,500 households. She supported Commissioner Benn, that the community needs more time for review and input.

LORI SALDANA, Chair of the Wetlands Advisory board for the City of San Diego. She spoke in opposition, we need time for the community to review and input.

AL STROHLEIN spoke in opposition, under Summary, page 2, Code enforcement impact, less regulation is likely to result in less need for code enforcement; and housing affordability impact.

LUCILE GOODRECH, opposed, did not speak.

ROBERTA GOODRECH, opposed, did not speak.

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DAVE ODELL spoke in opposition, that some issues belong in the zoning code update; pushcarts in La Jolla, not a relief for small business. That Planning reports not available for public comment, delay hearings for a week, until the public had time to review and respond to Items G & H rescheduled to 7/8 instead of 7/1.

SUE OXLEY spoke in opposition, when economy goes down, all we think is to build to stimulate the economy.

RECESS, RECONVENE

The Planning Commission recessed at 10:45 a.m. and reconvened at 10:55 a.m.

Regulatory Relief Proposals - General Issues (continued)

JINGER LA GUARDIA spoke in opposition, development in a planned community; need to know the needs of the community, and more input from the community.

Public testimony was closed.

ITEM 4 330 AA - ENVIRONMENTAL QUALITY ORDINANCE

ELLA PARIS presented Planning Department Report No. P-93-103.

GEORGE ARIMES, Assistant Planning Director, gave an overview of the City's Environmental Quality Ordinance.

WALT TUNNESSEN, representing Sierra Club. He spoke in opposition to the 50% reduction for public review.

LOUISE ARNOLD, representing the President of the League of Women Voters of San Diego. She stated we are opposed to the reduction of time for community input.

REYNALDO PISANO, representing Southeast San Diego Development Committee, stated the planning group voted not to support the change.

AL STROHLEIN spoke in opposition to the short time frame, to make it a year or more so that the public or myself can review and make public comment.

DAVE ODELL spoke in opposition, and addressed the issues on Environmental and addenda review.

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JOAN STEWARD, representing the California Native Plant and Vegetation Society (CNPS). She spoke in opposition to the final environmental review, and the mailing of notices.

JOHN ZIEBARTH spoke in support to the environmental and addenda timeframe process.

Public testimony was closed.

RECESS, RECONVENE

The Planning Commission recessed at 12:15 p.m. and reconvened at 1:35 p.m.

ANNOUNCEMENT

Chairperson Bernet stated there will be a full Planning Commission on July 8, 1993. Regular hearings in the morning and Regulatory Relief. The North City Future Urbanizing Area Workshop scheduled at 1:30 p.m. We will have the workshop, then continue Regulatory Relief after the workshop. Mr. Bernet said that Miriam Kirshner, Planning Department, is available to meet with each Commissioners on a briefing on the concept plan of the North City Future Urbanizing Area, prior to the workshop. Zoning Code Update Public Workshop June 29, 1993, from 2:00 to 6:00 p.m., in the Uptown District at the Joyce Beers Community Center, call Diane Terry at 236-6561 to make reservation.

Commissioner Neils stated if items taken incrementally, and established positions of the Planning Commission incrementally, that the staff report can be drafted incrementally, and not wait the preparation of the whole document pending the final action on the final item by the Planning Commission. **Chairperson Bernet** concurred, and directed staff. **George Arimes**, Assistant Planning Director, and **Allison Thomas**, City Attorney, stated will draft the report and alternative language, as recommendations are made.

Commissioner Benn requested that there by an analysis of the impact of opening new areas on existing communities with FBA's.

Commissioner Quinn requested that copies of the Framework Plan be included in the Packets prior to the workshop.

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ITEM 4 330 AA - Environmental Quality Ordinance (continued)

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 7-0 to retain the 14 days on the final environmental documents.

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 2-5 (**BERNET**, **McELLIOTT**, **NEILS**, **SKOREPA**, and **WHITE** voting in the negative) that the public review period for addenda from 21 days to 14 days. This motion failed not having 4 affirmative votes.

On motion of **CHRISTOPHER NEILS**, seconded by **FRISCO WHITE**, the Commission voted 6-1 (**BENN** voting in the negative) to recommend to City Council to approve staff recommendation to delete the required 21 days public review period for addenda.

ITEM 4 330 O - Linda Vista Interim Ordinance

ELLA PARIS presented Planning Department Report No. P-93-103. She gave a brief background of the ordinance adopted in 1988.

MICHAEL BOISVERT unable to stay, opposed.

GENA LA GUARDI, opposed, yielded her time to Jinger La Guardi.

JINGER LA GUARDI stated lived in this area for about 20 years, there has been a lot of changes. She presented information from SANDAG relating to census tracking. Ms. La Guardi requested a continuance until a community plan is in effect.

ROBERT WILLIAMS unable to stay, yielded his time to Ms. Carini, opposed.

JOANN CARINI, Vice chair of the Linda Vista Community Planning Committee, stating the committee is opposed to repeal the current Interim Ordinance 0-17167, until a new community plan, last revision done in 1983. She presented a photo display showing off-street parking.

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MARGIN HENDRIX, attorney, stated the Linda Vista Interim Ordinance expired in 1989 by virtue of state law and municipal code. Ordinance 0-17167 was adopted pursuant to Municipal Code Section 101.0203.1, that this particular ordinance limits the interim ordinance to two years. Mr. Hendrix requested that this ordinance be reviewed by the City Attorney office.

ANN MOORE, City Attorney, stated we did receive a copy of the memo from Mr. Hendrix, dated, June 16, 1993. There were issues raised, did not have time to review. Ms. Moore said the ordinance before Planning Commission is not inconsistent with Mr. Hendrix's opinion because the ordinance repeals the Linda Vista Ordinance.

Chairperson Bernet requested that the City Attorney office review the memo, and respond back to the Commission.

Public testimony was closed.

COMMISSION ACTION

On motion of **KAREN McELLIOTT**, seconded by **CHRISTOPHER NEILS**, the Commission voted 7-0 to table to July 1, 1993, at 9:00 a.m. for additional information from the City Attorney office.

ITEM 4 330 BB - Recycling Facilities for Commercial and Industrial Zones

ELLA PARIS gave a brief background on recycling facilities. She stated an item was left out on this ordinance, last page, page 16 of 16, add: Section 2, "the provisions of this ordinance shall be applied in consultation with the Waste Management Director or designee, when necessary to clarify technical issues".

LOUISE ARNOLD speaking for the President of the League of Voters of San Diego, that the league strongly supports recycling efforts, important to our economy and environment. She spoke in opposition, that time must be allowed for community planning groups to consider on the basis of precise information about any proposed project, the impact to the community regarding traffic, noise, possible pollution of air, ground and water.

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REYNALDO PISANO, representing Southeast San Diego Development Committee, stated the planning group on June 14, 1993 voted and recommended not to support the application for all recycling facilities for commercial and industrial zones without a conditional use permit.

WALT TUNNESSEN unable to stay, opposed.

DAVE ODELL speaking in behalf of Mr. Tunnessen. He stated the Sierra Club is concern about the sensitively of certain recycling facilities, especially tire processing within 300' of residential or developed property. The Sierra Club wants the ordinance to be site specific, with respect to tire processing.

STEVE GROSS unable to stay, in favor.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 6-1 (**McELLIOTT** voting in the negative) to continue to July 1, 1993, at 9:00 a.m. for community participation, green material, composting, and public testimony will be taken.

GEORGE ARIMES, Assistant Planning Director, stated that Waste Management staff will not be available on July 1, 1993, that this item be continued to July 8, 1993, at 9:00 a.m.

On motion of **KAREN McELLIOTT**, seconded by **CHRISTOPHER NEILS**, as amended by **Commissioners Quinn** and **SKOREPA**, the Commission voted 7-0 to have alternative language in: 1) concentration issue (spacing), staff to evaluate; 2) draw the line for Process 3's and 2's in terms of CEQA review from the large collection down to the composting prefer to go to a 3, or staff to address this issue; 3) tire processing plant, concerns about the 300' distance and the whole issue what is to be included both as a process 3; and 4) the redevelopment issue for redevelopment areas, what processes be allowed, Process 2 or 3, at the July 8, 1993 hearing.

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ITEM-4 330 V - Zoning Code Update - Process 3 Extraordinary Appeal to City Council

ELLA PARIS gave a brief background of the Zoning Code Update.

BETSY WEISMAN of the Planning Department, explained the different type of Processes 1, 2, 3, 4 and 5.

RAMONA SALISBURY, representing the League of Women Voters of San Diego, stated the League of Women Voters strongly recommends that the Extraordinary Appeal to City Council not be deleted.

JOANNE PEARSON stated Eltinge Brown, President of the La Jolla Town Council unable to attend, presented his letter, dated June 17, 1993, in opposition.

DAVE ODELL spoke in opposition, that the Extraordinary Appeal be retained.

WALT TUNNESSEN unable to stay, in opposition.

REBECCA MICHAEL, representing the San Diego Association of Realtors. She spoke in favor to this process.

Public testimony was closed.

Commissioner Neils stated if the City Council is prepared to give up this extraordinary appeal process, the public should address their viewpoints to City Council.

COMMISSION ACTION

On motion of **CHRISTOPHER NEILS**, seconded by **FRISCO WHITE**, the Commission voted 5-2 (**BENN** and **QUINN** voting in the negative) to approve and support staff recommendation.

ITEM 4 300 W - Noticing

BETSY WEISMAN gave a brief background of tenant noticing.

DAVE ODELL spoke in opposition to noticing, and that the Planning Commission expand the posted notices to 300 feet as well noticing tenants.

WALT TUNNESSEN unable to stay, in opposition.

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REYNALDO PISANO, representing Southeast Planning Group, stated the committee has reviewed made a recommendation of support with a condition that on site signage be maintained by the applicant to be graffiti free.

REBECCA MICHAEL spoke in favor to posting on-site, and tenant noticing.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, and amended by **Commissioners Neils** and **White**, the Commission voted 7-0 to deny as amended to retain the 300 feet of noticing instead of 100 feet, that posting within or 2 blocks of the immediate site area, and staff monitor and bring back at a future hearing.

ITEM 4 300 N - Shared Parking

ELLA PARIS gave a brief background on shared parking.

REYNALDO PISANO, representing Southeast San Diego Development Committee, stated on June 14, 1993, the committee voted in support of Shared Parking, for the older portions of our communities, but not to remove the parking requirements for new buildings.

JOHN ZIEBARTH spoke in support of ministerial review for shared parking.

DAVE ODELL spoke in opposition, he addressed concerns about double counting, and distance of 600 feet.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **FRISCO WHITE**, as amended by **Commissioner Neils**, the Commission voted to approve staff recommendation, and as amended that Engineering and Planning Department's shared parking be consistent.

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ITEM 4 300 Q - Hillside Review Overlay Zone

ELLA PARIS gave a brief background of the Hillside Review Overlay Zone.

DAVE ODELL spoke in opposition, addressed concerns in the coastal area, protect sensitive resource areas.

LOUSIE ARNOLD speaking for the President of the League of Women Voters of San Diego. She addressed the issue of biological, geological and scenic, there be no exemptions, and no encroachment be allowed into the hillside areas.

WALT TUNNESSEN unable to stay, in opposition.

REYNALDO PISANO, Southeast San Diego Development Committee, in favor.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 7-0 to continue to July 1, 1993, at 9:00 a.m. for additional information.

ITEM 4 300 L & M - La Jolla Planned District, and Pushcart Ordinance.

ELLA PARIS presented Planning Department Report No. P93-103.

JAY WHARTON, Chair of the La Jolla Planned District Ordinance Subcommittee which works closely with the City on an on-going basis. He presented the minutes, June 3, 1993, of the La Jolla Community Planning Association, not in support to purscharts.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **CHRISTOPHER NEILS**, the Commission voted 7-0 to recommend approval in part to items a and b, and no on c; and no on 330 M, not to amend the Pushcart Ordinance.

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ITEM 4 330 J - Cass Street Commercial Planned District.

ELLA PARIS presented Planning Department Report No. P93-103.

JEAN CAMERON of the Planning Department gave an overview of the 20% deviation.

DAVE ODELL spoke in opposition to this item.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **ANDREA SKOREPA**, the Commission voted 7-0 to continue to July 1, 1993, at 9:00, for additional clarification and information.

ITEM 4 300 U - Southeast San Diego Planned District.

This item continued to July 1, 1993, at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 5:45 p.m.