

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 23, 1994
AT 9:00 A.M.
IN THE COUNCIL COMMITTEE ROOM, - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:04 a.m. The meeting was recessed at 12:20 p.m. and reconvened at 1:58 p.m. The meeting was adjourned at 3:06 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not 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
Ed Oliva, Deputy Director, Development Services
Department-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.

ITEM-2: APPROVAL OF THE MINUTES OF JUNE 9, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE WITH THE MODIFICATION TO PAGE FOUR IN THE VOTE FOR ITEM NO. 5 TO BE REVISED TO REFLECT THE CORRECT VOTE OF A 5-1 WITH COMMISSIONER SKOREPA VOTING NAY AND COMMISSIONER NEILS NOT PRESENT. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-3: EL CAMINO MEMORIAL PARK, CONDITIONAL USE PERMIT AMENDMENT CASE NO. 94-0312.

Glen Gargas presented Planning Department Report No. P-94-102.

Testimony in favor by:

Doug Boyd, representing T&B Planning Consultants.

Reviewed the CUP amendment prepared by staff and agrees with the staff report, as well as additional conditions contained in the June 9, 1994 memo. Discussed parking question raised by the Commissioner, as well as the landscaping and master plans.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE PERMIT WITH THE DELETION OF CONDITION NO. 13 ON PAGE THREE, ATTACHMENT THREE OF THE CUP, AND THE INCLUSION OF CONDITIONS CONTAINED IN THE JUNE 9, 1994 MEMO FROM ENGINEERING & DEVELOPMENT. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-4: PROPOSED TENTATIVE MAP NO. 92-0782 **OTAY MESA CENTER**, TO SUBDIVIDE A VACANT 19.4 ACRE SITE INTO A TOTAL OF TEN SEPARATE COMMERCIAL BUILDING PARCELS ON PORTIONS OF A 19.4 ACRE SITE LOCATED SOUTH OF OTAY MESA ROAD WITHIN THE OTAY MESA COMMUNITY PLANNING AND OTAY MESA PLANNED DISTRICT.

Kevin Sullivan presented Planning Department Report No. P-94-089.

Testimony in favor by:

Matt Peterson, representing Otay Mesa Center Partnership. Acknowledged he is in agreement with staff to delete condition No. 16 of the draft TM. Discussed uses allowed in each subzone.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE TENTATIVE MAP WITH THE STIPULATION THAT IT BE HANDLED IN A DISCRETIONARY MANNER AND COME BACK BEFORE THIS COMMISSION AS OPPOSED TO IN THE MINISTERIAL MANNER ON ALL LOTS. Second by Quinn. Motion withdrawn.

MOTION BY WHITE TO APPROVE THE TENTATIVE MAP WITH THE UNDERSTANDING THAT THE PLANNING COMMISSION IS MAKING FINDING NUMBER FOUR, ONLY ON CONDITION THAT STAFF, CITY ATTORNEY AND APPLICANT WORK OUT SOMETHING SATISFACTORY WITH THE APPLICANT BEFORE IT IS RECORDED, (THIS CONDITION RELATES TO THE SUITABLE USES FOR THESE SITES) AND THAT THESE USES BE REVIEWED AT LEVEL THREE OR HIGHER. STAFF WAS DIRECTED TO SCHEDULE A WORKSHOP TO REVIEW THE MINISTERIAL AND/OR DISCRETIONARY PERMITTING PROCESS IN ORDER TO AVOID CONFUSION REGARDING ANY CONDITIONS THAT ARE OF CONCERN FOR SPECIFIC USES. Second by Benn. Passed by a 4-2 with Commissioners Skorepa and Quinn voting nay and Commissioner Neils not present.

Planning Commission was recessed at 10:30 a.m. and reconvened 10:35 a.m.

ITEM-5: THE CITY OF SAN DIEGO'S PROPOSED CAPITAL IMPROVEMENTS PROGRAM FISCAL YEAR 1995.

Charlene Gabriel presented Planning Department Report No. 94-109.

COMMISSION ACTION:

MOTION BY McELLIOTT TO CONTINUE TO JULY 7, 1994 AT 1:30 P.M. IN ORDER TO ALLOW STAFF TIME TO BRING BACK ANSWERS TO SPECIFIC ISSUES RAISED. STAFF WAS REQUESTED TO RESPOND TO THE COMMISSION ON JULY 7, 1994 ON THE FEASIBILITY OF BRINGING THESE CIP ISSUES, IN THE FUTURE, BEFORE THE COMMUNITY PLANNING GROUPS. STAFF TO MEET WITH EACH ONE OF THE GROUPS AND THEN MAKE RECOMMENDATIONS AND ADVISE THE COMMISSIONERS. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-6: CENTER CITY EAST PLAN.

Informational item. The Commissioners agreed to send a letter to Mayor Golding, the City Council, and the Port Commission advising them that the Planning Commission reviewed this plan and that they are requesting that it be referred back to CCDC for a financial report in an effort to implement this plan.

ITEM-7: CONTINUED FROM THE HEARING OF JUNE 16, 1994.

MIRAMAR PADGETT BUSINESS CENTER/MIRAMAR METROPLEX/MIRAMAR COMMERCIAL/MIRAMAR HOME IMPROVEMENT. PCD AND RZ 93-0550/0551/0552/0618.

Glen Gargas gave an overview of the status of this project to date.

Testimony in favor by:

Doug Boyd, T&B Planning Consultants. Discussed the percentage of limited commercial use requested; signage problem and voiced his objection.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE PERMITS AND ACCEPT STAFF'S RECOMMENDATION INCLUDING THE ADDED LANGUAGE REGARDING PHASING OF THE LANDSCAPING PLAN IN CONDITION 22, PERMIT NO. 93-0618; TO DELETE CONDITION NO. 20 ON PAGE 15, ATTACHMENT 4 REGARDING THE FIRE DEPARTMENT COMPLIANCE; AND TO ADD A CONDITION FOR A LOT SPLIT, BOTH OF WHICH HAVE BEEN AGREED TO BY THE APPLICANT; CORRECT EXISTING SIGNAGE; IF NOT REQUIRED FOR FIRE DEPARTMENT ACCESS, UPON REVIEW, THAT THE DRIVEWAY THAT IS IN THE METROPLEX, RIGHT PAST THE STOP LIGHT WILL BE CLOSED. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

Planning Commission recessed at 12:20 p.m. and reconvened at 1:58 p.m.

ITEM-8: CONTINUED FROM THE HEARING OF JUNE 16, 1994.

GREYSTONE HEIGHTS TENTATIVE MAP, 93-0489.

Georgia Sparkman presented Planning Department Report NO. P-94-108.

Testimony in favor by:

Don McDougall of Greystone Homes. Discussed the plans of taking the two oversized lots and split them in half to create two additional lots; also talked to the traffic congestion issue in the area, .

Testimony in opposition by:

Bill Dado, resident. Discussed the impact of the subdivision and the concerns of the neighbors regarding the traffic situation.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE WITH THE CONDITION THAT THE CURB BE PAINTED RED ALONG DARKWOOD ROAD SO THERE IS NO PARKING ON THOSE FIVE LOTS. Second by McElliott. Motion withdrawn.

MOTION BY WHITE TO APPROVE THE PROJECT AND ADD A CONDITION TO THE TENTATIVE MAP TO REQUIRE THE DEVELOPER TO RELINQUISH ACCESS RIGHTS FOR THOSE TWO LOTS ON DARKWOOD (TWO AND SEVEN ON THE NEW MAP). Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-9: CONTINUED FROM THE HEARING OF JUNE 9, 1994 AND JUNE 16, 1994.

CHAIN RESIDENCE, COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT AND VARIANCES CASE NO. 93-0376.

Glenn Gargas presented an overview of the project to date and advised that the applicant withdrew the request for the variances on the fences, but are still asking for the variance on the street sideyard.

Testimony in favor by:

Lynn Heidel representing the applicant. Discussed the issue of Moss Lane, and that it is really a street and has to comply with the street setback regulations. All they are left with is a 21' area of the house which encroaches into the sideyard.

Testimony in opposition by:

Stewart Green, neighbor. Corrected the applicants statement that his access was not open to pedestrians, as it is. Regarding the wall - it will be visually intrusive and would close off a segment to the public.

Dave O'dell, representing S.E.A. The project will obstruct the public views from Moss Lane. Reflecting pools are not allowed within 25' and would require a variance.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE PROJECT DENYING THE VARIANCE FROM 10 FEET TO 4 FEET. Second by Skorepa. Failed by the following vote: Yea-Quinn, Skorepa, Benn; Nay-McElliott, Bernet; Not present-Neils, Abstaining-White.

TRAILED TO JULY 7, 1994 DUE TO A LACK OF FOUR AFFIRMATIVE VOTES.

ADJOURNMENT:

The Planning Commission was adjourned at 3:06 p.m. by Chairperson Bernet.