

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 24, 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 9:15 a.m.
The Planning Commission adjourned at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-present
John Riess, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Ann Hix, Principal Planner, Development and
Environmental Planning-present
Hossein Ruhi, 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.

RON FRIEDMAN, Principal Planner, acknowledged and thanked Robert Korch, for his 25 years of service with the City of San Diego.

CHAIRPERSON Bernet announced the continuance of the following Regulatory Relief Proposals.

July 1, 1993, at 9:00 a.m.: Hillside Review Overlay Zone, Storage of moved Buildings, Linda Vista Interim Ordinance, La Jolla Shores Planned District, Barrio Logan Planned District, Otay Mesa Planned District, San Ysidro Implementing Ordinance, Golden Hill Planned District, Southeast San Diego Planned District, and Cass Street Commercial Planned District. Coastal Development Permit and Sensitive Coastal Resource Overlay Zone was scheduled for July 1, but will be heard on July 8, due to the environmental documents.

July 8, 1993, at 9:00 a.m.: Coastal Development Permits, Sensitive Coastal Resource Overlay Zone, Recycling Facilities for Commercial and Industrial Zones, and any other items not heard on July 1, 1993.

ITEM-1A Removed from agenda.

ITEM-2 APPEAL OF COASTAL DEVELOPMENT (CDP) AND LA JOLLA SHORES
&2A (LJS) PERMITS NO. 92-0719. HUNT RESIDENCE. CERTIFY
NEGATIVE DECLARATION NO. 92-0719. PROJECT DESCRIPTION:
DEMO EXISTING AND CONSTRUCT NEW 2850 SQ. FT. RESIDENCE.
LEGAL: PARCEL 1 OF PARCEL MAP 11512. LOCATION: 7954
ROSELAND DRIVE BETWEEN: AVENIDA ALAMAR AND: HYPATIA
WAY. APPLICANT: WOODY AND GAYLE HUNT. PROCESS 3.

This item continued from May 20, 1993. Planning Department Report No. P-93-087.

Commissioners Bernet, McElliott, Neils and Skorepa stated did listen to the tapes and reviewed the report and will participate.

PATRICIA FITZGERALD stated staff is requesting an indefinite continuance due to the archeological report, and the project will be renoticed.

No one spoke in opposition to the continuance.

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COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **VERNA QUINN**, the Commission voted 7-0 to continue indefinitely, and will be renoticed for public hearing.

ITEM-3
3A, 3B
& 3C

PLANNED INFILL DEVELOPMENT (PID)/RESOURCE PROTECTION ORDINANCE(RPO)/REZONE (RZ) AND TENTATIVE MAP (TM)

PERMITS NO. 89-0508. ENVIRONMENTAL IMPACT REPORT NO. 89-0508. GOLDEN TRIANGLE BUSINESS CENTER. ENVIRONMENTAL IMPACT REPORT NO. 89-0508. PROJECT DESCRIPTIONS: 2-STORY SR BLDG, SURFACE PARKING. 1-PARCEL, 3.4-ACRE PARCEL MAP. LEGALS: POR. PL 1277 AND PORT LOT 6, MAP 11505. PUEBLO LOT 1277 MAP 11505. LOCATION: NOBEL DR BETWEEN: AT&SF RAILROAD ROW DRIVE AND: FUTURE CT. ZONE: R1-5000 TO SR. APPLICANT: SO. CAL DEVELOPMENT. PROCESS 5.

GLENN GARGAS presented Planning Department Report No. P-93-109.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 3-4 (**McELLIOTT, NEILS, WHITE** and **SKOREPA** voting in the negative) to recommend to City Council the delay alternative in the Environmental documents. This motion failed not having 4 affirmative votes.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **CHRISTOPHER NEILS**, as amended, the Commission voted 5-2 (**BENN** and **QUINN** voting in the negative) to recommend to City Council to approve with conditions: 1) that Street A, Attachment 5, to provide for the project by the City; 2) parking requirement on the PRD portion of the project be not less than 502 spaces; 3) add the text of paragraph b, page 5, PID/RPO permits, anywhere that same wording appears "the applicant would be required and preserve", add, to acquire after required; 4) Condition C, #1, language, second sentence, to make it clear what is being recorded is the easement, and what is being required is the habitat; 5) page 11, 3rd line, Findings of Overriding Considerations, add the word unmitigated between significant and impacts, 6) all of these conditions be in all of the permits; 7) the applicants be responsible for all applicable permits for the road as well as the project; and; 8) has reviewed and considered Environmental Impact Report No. 89-0508.

RECESS, RECONVENE

The Planning Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

ITEM-4 **CONDITIONAL USE PERMIT (CUP) NO. 92-0677. ANIMAL CENTER OF SAN DIEGO. CERTIFY NEGATIVE DECLARATION NO. 92-0677. PROJECT DESCRIPTION: ADD 3,000 SQ. FT. PET BOARDING FACILITY. LEGAL: LOTS 14 W. PORT 15 & 16 TRACT 892 FLORENCE HTG. LOCATION: W. WASHINGTON STREET BETWEEN: ALBATROSS STREET AND: FIRST STREET. APPLICANT: CRAIG L. DIXON. PROCESS 4.**

JIM RODGERS presented Planning Department Report No. P-93-111.

CRAIG DIXON, applicant, and representing Frederick Kleinbub. He presented a letter dated June 23, 1993 from Mr. Kleinbub in support of the project. Mr. Dixon addressed the issue of noise, soundproofing, exercise areas, and the design of the project for the animals. He stated also submitted an updated plan to the Planning Department.

JIM RODGERS stated did not received the updated plan.

CHAIRPERSON BERNET that this item should be continued at later date, and public testimony will be taken.

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RICHARD CALVERT stated has property adjacent to this project. He presented six letters from his tenants opposed, and addressing the noise of the animals.

RANDY FREDRICKSON, representing himself, addressed the issue of parking, and walking the animals up and down the alley, opposed to the project.

Public testimony was closed. Chairperson Bernet said at the next hearing public testimony will be taken on new issues.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **CHRISTOPHER NEILS**, the Commission voted 7-0 to continued to July 29, 1993, at 9:00 a.m., staff to review the updated plan.

ITEM-5 TENTATIVE MAP (TM) 92-0483. MITIGATED NEGATIVE DECLARATION NO. 92-0483. JAMACHA 6. PROJECT DESCRIPTION: 6-PARCEL, 1.78-ACRE PARCEL MAP. LOCATION: 7206 JAMACHA ROAD BETWEEN: PORTER STREET AND: PIDGEON STREET. ZONE: R1-5000. APPLICANT: THE MCCLENNY CORPORATION. PROCESS 4.

FRANK DUCOTE presented Planning Department Report No. P-93-112.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 7-0 to approve as amended by **Commissioners Quinn and Neils**, 1) this site not be graded until a drainage study has been done, and construction is imminent, and; 2) the findings and statement of concurrence to variance; and Mitigated Negative Declaration No. 92-0483.

Chairperson Bernet acknowledged and thanked Frank Ducote, stating he will be leaving and the City of San Diego, and will be going to Vancouver, Canada.

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ITEM-6 INITIATE AN AMENDMENT TO THE CARMEL VALLEY NEIGHBORHOOD 6 PRECISE PLAN, CARMEL VALLEY COMMUNITY PLAN AND LOCAL COASTAL PROGRAM. PROCESS 4.

NICK OSLER presented Planning Department Report No. P-93-093.

MITCH RITSCHER, representing the Baldwin Company and applicant, spoke in favor to initiate the project; the waiver request the consolidation of hearing dates, that this matter be referred back to the Planning Department for consideration at a later date.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSIONER NEILS stated will abstained from this item.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by LYNN BENN, the Commission voted 6-0 (NEILS abstaining) to approve the initiation of the plan amendment, and continue the waiver item indefinitely.

ITEM-7
& 7A

CONDITIONAL USE (CUP)/SENSITIVE COASTAL RESOURCE (SCR) PERMITS NO. 92-0752. GALINSON RESIDENCE. PROJECT DESCRIPTION: DEMO EXISTING/NEW 2-STORY RESIDENCE/GARAGE/GUEST. LEGAL: LOT 13 & PORT. LOTS 14 AND 15, BLOCK 48, L.L. PARK, MAP 352. LOCATION: 7921 PROSPECT PLACE BETWEEN: COAST BLVD AND: PARK RW. ZONE: R1-5000 TO R1-5000. APPLICANT: MURRAY AND ELAINE GALINSON. PROCESS 3.

YOOMI GETZ presented Planning Department Report No. P-93-110.

MURRAY GALINSON, representing himself and wife, applicants, spoke in favor of the project, and available to answer questions.

BILL HAYER, architect, representing applicant, and presented a display chart. He spoke in favor of the project.

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JASON HOWARD, representing Dr. and Mrs. Elliott Horowitz, and neighbors to the east of the proposed project. He addressed concerns: mass, two lots made into one lot, not in conformance with the neighborhood; zoning, and in opposition to the project.

Public testimony was closed.

COMMISSION ACTION

On motion of **ANDREA SKOREPA**, seconded by **LYNN BENN**, the Commission voted 7-0 to approve the project.

RECESS, RECONVENE

The Planning Commission recessed at 11:50 a.m. and reconvened at 1:45 p.m. in the Council Committee Room.

OTHER BUSINESS

CHAIRPERSON BERNET stated that the Planning Commission will be having quarterly workshops, but will listed as a Workshop, but on Commission matters.

ITEM-8 PLANNING COMMISSION ISSUES. INFORMATIONAL WORKSHOP.

CHRISTIE McGUIRE and **JANIS SAMMARTINO**, City Attorney Office, discussed and distributed documents on Ex Parte Communication, the Brown Act, Conflict of Interest, Financial Disclosure and Code of Ethics.

COMMISSION ACTION

None taken. The Planning Commission discussed these issues with City Attorneys, McGuire and Sarmartino.

ADJOURNMENT

The Commission adjourned at 3:45 p.m.