

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 25, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:15 a.m. The Planning Commission adjourned at 10:30 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Chris Calkins-not present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
George Arimes-Acting Planning Director-present
Michael J. Stepner-City Architect-present
Hal Valderhaug, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Planning Director,
Community Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Betsy McCullough, Principal Planner,
Community Planning-present
Jeff Strohminger, Engineering and Development-present
Jeannette Santos, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF JUNE 18, 1992.

COMMISSION ACTION

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 5-0 (CALKINS and ZOBELL not present) to approve the minutes of June 18, 1992.

ITEM-4 252 CORRIDOR PRELIMINARY CONCEPT REVIEW. INITIATION
& 4A OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN (SOUTHEAST NEIGHBORHOOD) AND GENERAL PLAN AMENDMENT.

BRIAN FISH of Southeast Economic Development Corporation (SEDC), on behalf of the commercial developers requested a continuation of these items to August 6, 1992.

No one spoke in opposition to the continuation.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by VERNA QUINN, the Commission voted 5-0 (CALKINS and ZOBELL not present) to continue these items to August 6, 1992 at 9:00 a.m.

ITEM-5 REDEVELOPMENT AND PLAN IMPLEMENTATION. WORKSHOP.

Vice Chairman Ralph Pesqueira stated the workshop scheduled was to allow Commissioner Chris Calkins the opportunity to have direct input and questions answered, due to an emergency unable to attend. Vice Chairman Pesqueira requested staff to reschedule the workshop to a later date.

ITEM-3 FENTON BATCH PLANT. REVOKE FOR NONCOMPLIANCE, CONDITIONAL USE PERMIT (CUP) NO. 10-645-0. PROJECT DESCRIPTION: OPERATE ASPHALT/CONCRETE BATCH PLANT. LEGAL: POR SEC 22 T18S R2D SBBM. LOCATION: MAIN STREET BETWEEN: BEYER BLVD. AND: MAIN STREET. ZONE: *FW. APPLICANT: H G FENTON MATERIAL COMPANY.

JUDY BRASWELL presented Planning Department Report No. P-92-161.

Commissioner Quinn stated she served on the Otay Mesa Regional Park Citizens Advisory Committee and felt did not have any conflict of interest with this item. She addressed this issue to Chief Deputy City Attorney Hal Valderhaug.

Attorney Valderhaug stated Conflict of Interest legally involves financial interests. If Commissioner Quinn heard anything from those hearings that would influence her decision whether or not to revoke, she should disclose that matter.

Commissioner Quinn said the only issue that she recalls from those discussions last year, the hours of operation.

Attorney Valderhaug said that is not an issue, and can participate.

LEE MOWERY representing herself and 94 other residents in the neighborhood, who all signed a petition requesting revocation of CUP 10-645-0. Ms. Mowery addressed the negative declaration which was done in 1981 states "the Conditional Use Permit being applied for in order to add an asphalt batch plant and place the entire operation under the Conditional Use Permit Regulations." Item 15 of the CUP states "this conditional use permit must be used within 18 months after the date of City approval or the permit shall be void." The specific purpose of the CUP was to add the asphalt batch plant. It was not used for that specific purpose for 10 years. Why was it not voided or a new EIR done that reflected the development that was in the community?

Ms. Mowery requested that a new EIR be done on the entire property covered by this CUP, one that reflects the existing conditions and ensures compatibility with the residential development in the area. Also a reclamation plant for this site, that properly apply and enforce the floodway zone and bring the area into compliance with the General Plan and the adopted Otay Mesa-Nestor Community Plan.

KARL SCHNEIDER lives south of project. He spoke in support of the revocation that there is alot of noise, dust, parking, grading, hours of operations and enforcement.

LINCOLN PICKARD, Chair of the Otay Mesa-Nestor Planning Group. He spoke in support of the revocation of the permit. Mr. Pickard referred to the letter dated June 22, 1992 from Ruth Schneider.

ALLEN JONES, representing H. G. Fenton and Vice Chairman of the County of San Diego Air Pollution Control Board, spoke in opposition to the revocation of the permit. He stated in compliance with the Conditional Use Permit, the staff report could not substantiate any violations of the permits. Mr. Jones answered the questions that was presented.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-1 (**QUINN** voting in the negative with **CALKINS** and **ZOBELL** not present) to continue for 90 days to September 24, 1992 at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 10:30 a.m.