

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 1, 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 9:05 a.m.
The Planning Commission adjourned at 4:45 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner 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
George Arimes, Assistant Planning Director-present
Allison Thomas, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Jeff Strohminger, Engineering and Development-present
Bill Schempers, Assistant Director, Engineering and
Development-present
Ed Olivia, Assistant Director, Building Inspection-present
Jeannette Santos, Recorder-present

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

Chairperson Scott Bernet announced the Linda Vista Interim Ordinance will be continued to July 8, 1993, for additional information requested by the Planning Commission. Miriam Kirshner, of the Planning Department, can be contacted if the Commissioners would like a briefing on the North City Future Urbanizing Area.

JEFF STROHMINGER discussed the issue of noticing procedures.

DAVE ODELL, representing Save Everyone Access. He stated that SEA is concern about public access to the government process, as well as coastal resources, also speaking for the Torrey Pines Association, which has legal concern on this issue. He addressed the issue of staff reports coming out too late for public input, and to get written comments into the packets for the Planning Commission to the secretary prior to the hearing. Mr. Odell requested that Items G and H be continued to July 15, because the environmental impact reports are not out, need time to review and public to respond.

AL STROHLIN spoke on public noticing for Items G and H be continued to July 15, 1993.

Commissioner Benn stated did not receive the environmental documents on Items G and H.

Ella Paris stated the environmental impact reports will be mailed out on July 2, 1993.

Commissioner Bernet stated since the Planning Commission is the first hearing, the environmental impact report requires 14 days prior to the hearing.

Ella Paris this is only a draft not a final.

Commissioner Benn stated what is the urgency of the regulatory relief?

George Arimes, Assistant Planning Director, stated we were directed by City Council to report back to them by August 10. We had to schedule the Planning Commission hearings on Regulatory Relief as soon as possible.

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Commissioner Benn said a message needs to go back to the City Council that their time table is unrealistic.

Commissioner Neils stated this is a very tight time table, if the Commission is going to be pushed, so does everyone else.

Commissioner Quinn addressed concerns about the environmental impact report and negative declaration.

Chairperson Bernet addressed the issues: 1) strict noticing requirement, 2) draft versus a final environmental impact report; and 3) not enough time for staff to prepare a comprehensive document for these issues. We are addressing staff, who are doing what they are told to do, would like a response to these issues on July 8.

George Arimes said will discuss these issues with the City Manager on Items G and H, and timeframe for the environmental documents considering the complexity of these items.

Chairperson Bernet requested that someone from the City Attorney office, address the issue if whether or not we have sufficient documents to hear these items, and could get back to us on July 8, 1993.

ITEM-2 THIS ITEM REMOVED FROM AGENDA.

ITEM-3 REGULATORY RELIEF PROPOSALS

ELLA PARIS presented the memo from the Planning Department dated, June 20, 1993, from George Arimes, Permit Processing Times.

BILL SCHEMPERS, Assistant Director, Engineering and Development Department, gave an overview of all the proposals done by the Engineering Department.

GEORGE ARIMES, Assistant Planning Director, discussed the three major phases of a development project.

ITEM-3C 330 O - LINDA VISTA INTERIM ORDINANCE.

This item continued from June 17, 1993.

This item removed from agenda and will be heard on July 8, 1993, at 9:00 a.m.

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ITEM-3A 330 Q - HILLSIDE REVIEW OVERLAY ZONE.

This item continued from June 17, 1993.

ROBERT KORCH, Senior Planner, distributed drawings and explained each of the conditions that would qualify a project for an exemption.

RECESS, RECONVENE

The Planning Commission recessed at 11:10 a.m. and reconvened at 11:20 a.m.

JENNIFER SULLIVAN spoke in opposition, addressed her concerns that the community needs more time to review and give their input into these proposals, because have alot of potential for impact, and the processes on-going with the zoning code update.

JOANNE PEARSON, opposed, unable to stay.

CRAIG ADAMS, Chair of the Uptown Planners, spoke in opposition to the process, not allowing adequate input by the public.

DAVE ODELL, representing himself, spoke in opposition, and stating that this item should have environmental review.

JOHN ZIEBARTH spoke in support of this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **CHRISTOPHER NEILS**, the Commission voted 3-3 (**BENN**, **QUINN** and **SKOREPA** voting in the negative with **McELLIOTT** not present) to approve as modified, Subitem C, development and improvements located entirely on level pad created in accordance with approved subdivision map with the added language would apply D 5 to that definition; requirements for erosion control would be part of the review for development, single-family only, and all of the development would be on level pad. This motion failed not having four affirmative votes.

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COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **CHRISTOPHER NEILS**, the Commission voted 5-1 (**BENN** voting in the negative with **McELLIOTT** not present) recommend to City Council to approve as amended not to include subitem c,

RECESS, RECONVENE

The Planning Commission recessed at 12:15 p.m. and reconvened at 1:40 p.m.

ITEM-4 COLLEGE COMMUNITY REDEVELOPMENT PLAN. WORKSHOP.

PAUL ROBINSON, representing San Diego State University Foundation, requested that the workshop be rescheduled to July 29, 1993, and the public hearing schedule for August 5, 1993.

COMMISSION ACTION

This item removed from agenda, workshop rescheduled to July 29, 1993, at 9:00 a.m. and hearing tentatively scheduled for August 5, 1993.

REGULATORY RELIEF PROPOSALS:

ITEM-3B 330 X - STORAGE OF MOVED BUILDING.

ELLA PARIS presented Planning Department Report P93-103.

ED OLIVIA, Deputy Director, Building Inspection Department, available to answer questions.

REYNALDO PISANO, representing Southeast Development Committee, stated on June 14, 1993, the committee voted not to support this item. That moved on buildings would not be an asset.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**McELLIOTT** and **NEILS** not present) to recommend to City Council not to approve and not to be included for regulatory relief.

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ITEM-3D 330 I - LA JOLLA SHORES PLANNED DISTRICT.

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

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 5-0 (**McELLIOTT** and **NEILS** not present) to recommend to City Council approval of staff recommendation.

ITEM-3E 330 K - BARRIO LOGAN PLANNED DISTRICT.

JEAN CAMERON presented the revised staff recommendation of 20% Deviations in Planned Districts, dated June 25, 1993.

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

REYNALDO PISANO, representing Southeast Development Planning Committee, spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **ANDREA SKOREPA**, the Commission voted 3-2 (**BERNET** and **WHITE** voting in the negative with **NEILS** and **McELLIOTT** not present) recommend to City Council not to include the language that has been revised under Administrative Review, attachment 2, with the addition to the language after landscaping or architectural and other improvements; and not to amend the Barrio Logan PDO. This motion failed not having 4 affirmative votes. No recommendation by the Planning Commission.

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RECESS, RECONVENE

The Commission recessed at 4:05 p.m. and reconvened at 4:10 p.m.

REGULATORY RELIEF PROPOSALS:

ITEM-3F 330 R - OTAY MESA PLANNED DISTRICT.

JEAN CAMERON gave a brief summary on the Otay Mesa Planned District.

No one spoke in opposition to this item.

COMMISSION ACTION

On motion of **FRISCO WHITE**, seconded by **ANDREA SKOREPA**, as amended by **SCOTT BERNET**, the Commission voted 5-0 (**McELLIOTT** and **NEILS** not present) to approve as amended clarification wood and metal construction if used as exterior metal a Process 3 requirement, and recommend to City Council.

ITEM-3I 330 U - SOUTHEAST SAN DIEGO PLANNED DISTRICT.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission vote 6-0 (**McELLIOTT** not present) to continue July 8, 1993, at 9:00 a.m.

ITEM-3G 330 S - SAN YSIDRO IMPLEMENTING ORDINANCE.

JEAN CAMERON gave a brief background on the San Ysidro Implementing Ordinance.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission vote 6-0 (**McELLIOTT** not present) to continue July 8, 1993, at 9:00 a.m.

ITEM-3H 330 T - GOLDEN HILL PLANNED DISTRICT.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission vote 6-0 (**McELLIOTT** not present) to continue July 8, 1993, at 9:00 a.m.

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ITEM-3J 330 J - CASS STREET COMMERCIAL PLANNED DISTRICT.

This item continued from June 17, 1993.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission vote 6-0 (**McELLIOTT** not present) to continue July 8, 1993, at 9:00 a.m.

Commissioner Neils requested that the Commission be sent copies of the rewritten language, so that we can comment before going forward to City Council.

ADJOURNMENT

The Commission adjourned at 4:45 p.m.