

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 8, 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 5:50 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
Janis Sammartino, Chief Deputy City Attorney-present
Allison Thomas, Chief Deputy City Attorney-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Hossein Ruhi, Engineering and Development-present
Lisa Adams, 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 public review of reports for comments by the public.

Chairperson Bernet stated Items G and H, Regulatory Relief Proposal continued to September 16, 1993, at 9:00 a.m. final environmental document be available to the Planning Commission at least 14 days prior to the first public hearing.

OPAL TRUEBLOOD presented a letter regarding the entire process of regulatory relief.

ITEM-2 APPROVAL OF MINUTES OF JUNE 3, 1993.
APPROVAL OF MINUTES OF JUNE 10, 1993.

COMMISSION ACTION

On motion of FRISCO WHITE, seconded by VERNA QUINN, the Commission voted 7-0 to approve the minutes of June 3, 1993.

On motion of FRISCO WHITE, seconded by VERNA QUINN, the Commission voted 6-0 (BENN abstaining) to approve the minutes of June 10, 1993 as corrected, page 4, Item 5, under comments by Commissioner White insert whether between of and the, and insert was a before legal.

ITEM-3 THIS ITEM REMOVED FROM AGENDA.

ITEM-4 COASTAL DEVELOPMENT (CDP)/PLANNED COMMERCIAL DEVELOPMENT
4A, 4B (CDP)/LOCAL COASTAL DEVELOPMENT (LCP) AND REZONE PERMITS
& 4C NO. 93-0200. NEGATIVE DECLARATION DEP NO. 93-0200.
SOLEDAD CREEK BUILDING. PROJECT DESCRIPTION: CONVERT
RESIDENCE TO COMMERCIAL BUILDING/DU IN REAR. LEGAL:
LOTS 8 & 9, BLOCK 3, DEL MAR TERRACE, MAP 1527.
LOCATION: 2244 CARMEL VALLEY ROAD BETWEEN: VIA APRILIA
AND: VIA BORGIA. ZONE: R1-5000 TO CN. APPLICANT:
DANIEL JENSVOLD, AIA. PROCESS 5.

GLENN GARGAS presented Planning Department Report No. P-93-117.

ROBERT THORBURN, architect for the project, spoke in support that it will improve the neighborhood.

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CAROL OZAKI spoke in opposition to the project, need to protect the residential neighborhood, not change to commercial.

CY MORGAN lives across from the proposed project. He addressed the issue of height of the building.

DANIEL JENSVOLP, applicant, gave a brief background of the project. He stated this project is on a lower pad level, adjacent building to the east is elevated much higher, and is block type structure.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **FRISCO WHITE**, the Commission voted 7-0 to recommend to City Council to approve as amended the clarification and condition to the preservation of the trees.

ITEM-5 THIS ITEM REMOVED FROM AGENDA.

ITEM-6
6A, 6B
& 6C
PLANNED DEVELOPMENT (PD)/TENTATIVE MAP (TM) RESOURCE PROTECTION ORDINANCE (RPO)/AND STREET VACATION PERMITS NO. 91-0122. MND 92-0122. DARBY DOWNS. PROJECT DESCRIPTION: DEMO 1-SFR/NEW 7-DU, 8-LOT MAP. LEGAL: POR. SW1/4, SW1/4, SEC. 7, T14S, R32, SBBM. LOCATION: OLD EL CAMINIO REAL BETWEEN: TORREY HILL LANE AND: SOUTH TERMINUS. ZONE: N-MFL TO N-MFL. APPLICANT: COMMONWEALTH COMPANIES, INC. PROCESS 5.

GLENN GARGAS presented Planning Department Report No. P-93-119.

CHUCK CATER, representing Hunsaker and Associates/First California Bank. He spoke in favor of the project, and available to answer any questions.

DAVE ODELL, Co-chair of the Environmental Committee of the Torrey Pines Association, he addressed the concern about the Coastal Sage Scrub, in opposition to the project.

Public testimony was closed.

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COMMISSION ACTION

On motion of **CHRISTOPHER NEILS**, seconded by **FRISCO WHITE**, the Commission voted 7-0 to approve as amended, recommend to City Council with a condition with three options by Commissioner White eliminating the building on lot 7, 2) there be appropriate documentation to acquire the rights to utilize the slope area that's been identified to be planted with appropriate vegetation, the sage, and to preserve as open space, and 3) if they can acquire those rights over the slope area, that's off-site, then some other plot of ground near the vicinity be identified and rights be acquired, planting can be accomplished and appropriately preserve. Commissioner Skorepa, as amended, Option 1, eliminating the building on lot 7, accept below the minimum density.

RECESS, RECONVENE

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

ITEM-7 REGULATORY RELIEF PROPOSALS.

ITEM-7A 330 G - COASTAL DEVELOPMENT PERMITS.

Removed from agenda, and will be heard on September 16, 1993, at 9:00 a.m.

ITEM-7B 330 H - SENSITIVE COASTAL RESOURCE OVERLAY ZONE.

Removed from agenda, and will be heard on September 16, 1993, at 9:00 a.m.

ITEM-7D 330 O - LINDA VISTA INTERIM ORDINANCE.

This item continued from June 17, 1993 and July 1, 1993.

Chairperson Bernet stated this item was continued to the legal status of the interim ordinance.

JANIS SAMMARTINO, Chief Deputy City Attorney, gave a brief background on the interim ordinance. She said because of the long nature as what is suppose to be "interim" case law and ordinance as they exist that the ordinance "be repeal".

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KENDRA HAYES spoke in opposition to the traffic, cars driving to fast, no where to park, homes to have front and backyards for the children to use, the quality of life.

Jo ANN CARINI, presented three photo displays, no play areas for the children, shortage of landscape, stacking of buildings, parking space, letter and documents dated June 24, 1993. She is Vice chair of the Linda Vista Community Planning Committee, addressed concern that the interim ordinance not in effect.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 7-0 to repeal the Interim Ordinance and with a more permanent ordinance as amended, by **Commissioner Benn**, that City Council explore every possibility for keeping the protection in place until the new ordinance takes affect, as amended by **Commissioner McElliott**, that City Council make this a permanent ordinance on August 10, 1993, as amended by **Commissioner Bernet**, the Linda Vista Community Plan update to moved to the top of the priority list.

RECESS, RECONVENE

The Planning Commission recessed at 12:05 p.m. and reconvened at 1:30 p.m., in the Mayor's Closed Session Room.

ITEM-8 NORTH CITY FUTURE URBANIZING AREA. WORKSHOP.

The Planning Commission requested a tour of the North City Future Urbanizing Area, and another workshop scheduled for August 12, 1993.

RECESS, RECONVENE

The Planning Commission recessed at 3:35 p.m. and reconvened at 3:50 p.m. in Council Chambers.

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Regulatory Relief Proposals - continued

ITEM-7C 330 BB - RECYCLING FACILITIES FOR COMMERCIAL AND INDUSTRIAL ZONES.

This item continued from June 17, 1993.

Commissioners Neils and McElliott stated listened to the tapes, and will participate.

ELLA PARIS gave a brief background on this proposal.

KEN MORRIS discussed and responded to the Planning Commission questions of June 17, 1993, memo dated July 2, 1993.

Chairperson Bernet stated public testimony was taken and closed. Public testimony will be taken on new issues or concerns.

REYNALDO PISANO, representing Southeast Planning Group, presented letter dated July 2, 1993, stating on June 28, 1993, the committee voted 11-0 to recommend nonsupport of the Recycling Facilities for Commercial and Industrial Zones without a conditional use permit, with the exception of reverse vending machines for recycling, and the Southeast San Diego Planning District Ordinance be supported in not allowing recycling facilities.

JOY WILLIAMS, representing Environmental Health Coalition, address issues relating to tire pyrolysis within city limits, there be a full environmental review, if allowed should be only in heavy manufacturing zones, emission control and monitoring should be required.

DAVE ODELL said should add to the Definitions, a description of recycling, market, development zones which are referred to on page 15 and 16 similar to the description for other kinds of recycling facilities.

LOUISE ARNOLD speaking for the President of the League of Women Voters of San Diego. She spoke in opposition, that the people be able to address the impact to their communities on noise traffic, pollution to the air, ground, and water.

Public testimony was closed.

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COMMISSION ACTION

On motion of **CHRISTOPHER NEILS**, seconded by **FRISCO WHITE**, the Commission voted 6-1 (**BERNET** voting in the negative) to approve as modified: 1) large collection above to be Process 3, 2) a conditional use permit Process 3 for all recycling listed except drop off, reverse vending machines and small collection, 3) remove the language for within 300 feet on covered areas or processing plants within residential zones; 4) as amended by **Commissioner Quinn** exclusion of Pyrolization from permitted tire processing facilities, the change in language proposed by staff, a) the requirements for adopted redevelopment areas and planned districts, the provisions for redevelopment areas and planned districts shall apply, and b) the provision of this ordinance shall be applied in consultation with the Waste Management Director or designee when necessary to clarify technical issues.

ITEM-7G 330 U - SOUTHEAST SAN DIEGO PLANNED DISTRICT.

This item continued from July 1, 1993.

ELLA PARIS gave a brief background of the Southeast San Diego Planned District, and the 20% deviation does not apply.

REYNALDO PISANO, representing Southeast San Diego Planning Group, stated on June 14, 1993, the committee voted not to support, and recommend that it be rewritten.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **FRISCO WHITE**, the Commission voted 7-0 to deny, and not support the proposed changes, and recommend to City Council.

The Planning Commissioners requested that they receive an advance copy of the report with the recommendations with their comments before it presented to City Council.

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ITEM-7E 330 S - SAN YSIDRO IMPLEMENTING ORDINANCE.

This item continued from July 1, 1993.

JEAN CAMERON of the Planning Department gave a brief summary of the San Ysidro Implementing Ordinance, and the Revised Administrative Procedure on the 20% Deviation.

Commissioner White stated under Administrative Review, first paragraph, line 10 change may after Director to shall, also line 12 after standards, add the word and/ before or.

DAVE Odell, representing Save Everyone Access (SEA) stated the public was not included in this process because of the pressure put on by City Council. He spoke in opposition to this item.

LOUISE ARNOLD speaking for the President of the League of Women Voters of San Diego, presented a letter dated, July 8, 1993, from various organizations and individuals stating citizens should have the information early enough to have adequate notice and to respond.

Chairperson Bernet stated this letter should be directed to the City Manager and City Council Offices.

Public testimony was closed.

COMMISSION ACTION

On motion of **ANDREA SKOREPA**, seconded by **FRISCO WHITE**, the Commission voted 6-1 (**BENN** voting in the negative) to approve the Revised Administrative Reviewed Process, and as amended by **Commissioner White**, the added language under Administrative Review, line 10 change the word may after Director to shall, also line 12 after standards, add the word and/ before or.

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ITEM-7F 330 T - GOLDEN HILL PLANNED DISTRICT.

This item continued from July 1, 1993.

LOUISE ARNOLD, representing the President of the League of Women Voters of San Diego, spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by FRISCO WHITE, the Commission voted 6-1 (BENN voting in the negative) to approve the Revised Reviewed Process, as amended by Commissioner White, the added language under Administrative Review, first paragraph, line 10 change the word may after Director to shall, also line 12 after standards, add the word and/ before or.

ITEM-7H 330 J - CASS STREET COMMERCIAL PLANNED DISTRICT.

This item continued from July 1, 1993.

No one spoke in opposition to this item.

COMMISSION ACTION

On motion of FRISCO WHITE, seconded by VERNA QUINN, the Commission voted 6-1 (BENN voting in the negative) to approve the Revised Reviewed Process, as amended by Commissioner white, the added language under Administrative Review, first paragraph, line 10 change the word may after Director to shall, also line 12 after standards, add the word and/ before or.

ADJOURNMENT

The Commission adjourned at 5:50 p.m.