

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
AUGUST 11, 1994
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:13 a.m. The meeting was recessed at 12:00 p.m. and reconvened at 1:30 p.m. The meeting was adjourned at 4:15 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson 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-not present
Hal Valderhaug, Chief Deputy City Attorney-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 present to speak.

Chairperson Bernet discussed the correspondence he received regarding a potential amendment to the Planning Commissions Conflict of Interest Policy. The City Attorney advised this correspondence was just a periodic check up to keep the commissioners abreast of any updates. The City Attorney was requested to advise the Commission secretary of any changes applicable for the appropriate action. If any action is necessary, it can be done after September 1, 1994.

ITEM-1A: DIRECTOR'S REPORT - CENTRAL LIBRARY

Rachel Hurst gave an informal review of the Central Library issue, in particular its location. The Commissioners were asked if they would be interested in considering having input in this matter and making a recommendation to Council. If so, a more formal report would be given to the Commission to consider what discussion has gone on previously. Staff to report back to the Commission on October 6, 1994 for a workshop on same.

ITEM-2: APPROVAL OF THE MINUTES OF JULY 21, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE. Second by Skorepa. Passed by a 5-0 vote with Commissioner's Neils and Skorepa abstaining as they were not present at that meeting.

ITEM-2A: PROPOSED VESTING TENTATIVE MAP, REZONE, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, BRUSH MANAGEMENT ALTERNATIVE COMPLIANCE, COMMUNITY BENEFIT AGREEMENT, HILLSIDE REVIEW PERMIT AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0925 MONTANA MIRADOR SITUATED ON PORTIONS OF A VACANT 635-ACRE SITE LOCATED ON THE WEST SIDE OF INTERSTATE 15, BETWEEN CARMEL MOUNTAIN ROAD AND PENASQUITOS DRIVE IN THE RANCHO PENASQUITOS COMMUNITY PLANNING AREA.

Commissioner Skorepa stated for the record that she did listen to the tapes of the previous hearing.

Kevin Sullivan gave an overview of the status of this project and recommendation of the Community Benefits Agreement.

COMMISSION ACTION:

Motion by Benn to deny the project as the findings cannot be made for items four, five, six of the Vesting Tentative Map draft, attachment one, and the Hillside Review Permit. No second.

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AND RECOMMEND APPROVAL TO THE CITY COUNCIL, WITH THE STIPULATION THAT THE FUNDS STAY WITHIN THE COMMUNITY, AND ACCOMPANYING THIS APPROVAL, THAT THE COUNCIL BE PROVIDED WITH A DETAILED EXPLANATION OF THE AREAS OF THE PLANNING COMMISSIONER'S CONCERNS, INCLUDING THE COMMUNITY BENEFIT AGREEMENT WHICH INCLUDES AN ITEM TO EXEMPT THE SUBDIVIDER FROM COMPLYING WITH THE TRANSPORTATION PHASING PLAN; AND ADVISE THE COUNCIL OF THE CUMULATIVE IMPACTS FOR THE LOSS OF CORE HABITAT. STAFF WAS DIRECTED TO SCHEDULE A WORKSHOP REGARDING HOW PROJECTS THAT ARE GOING TO BE IMPACTING STATE ROUTE 56 ARE HANDLED BECAUSE IF 56 IS NOT BUILT PROJECTS BEING APPROVED OR DENIED ARE WAITING ON SOMETHING THAT MAY OR MAY NOT HAPPEN. Second by McElliott. Passed by a 4-2 vote with Chairperson Bernet and Commissioner Benn voting nay and Commissioner Neils abstaining.

ITEM-3: AMENDMENT TO THE MIRA MESA COMMUNITY PLAN FOR THE CARROLL CANYON MASTER PLAN, NO. 350287.

Bernie Turgeon presented Planning Department Report No. P-94-141, and gave an overview of the amendment to the Plan.

Testimony in favor by:

Jeff Stevens, representing Mira Mesa Community Planning Group. Expressed his support for the amendment and discussed the entire project and how it will beneficially impact the community.

Fred Pierson, Naval Air Station Miramar. Requested that a full disclosure be given to buyers of any residence to advise them of the impact of the noise emanating from Miramar in order to avoid any legal problems.

Testimony in opposition by:

Mark Kornheiser, resident. Expressed his concerns regarding the incompatibility of the land use, noise, traffic pollution and the proposed installation of a soils-recycling plant right near the park.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO CERTIFY THE ENVIRONMENTAL DOCUMENT, AND APPROVE WITH THE FOLLOWING ADDITIONAL CONSIDERATIONS AND/OR MODIFICATIONS: TO INCLUDE THE FOLLOWING LANGUAGE TO THE MASTER PLAN ON PAGE 18 THIRD PARAGRAPH, THIRD LINE, AFTER "...CONFORMANCE WITH THIS PLAN, INSERT THE LANGUAGE "THE PROPOSED DEVELOPMENT INTENSITY IN THIS CARROLL CANYON MASTER PLAN RELATED TO THE PROPOSED TRANSIT ORIENTED DEVELOPMENT DESIGN, AND AN ANTICIPATED TRANSIT LINE IN CARROLL CANYON (LIGHT RAIL TRANSIT, BUS, ETC) IF A TRANSIT LINE IS NOT REALIZED IN CARROLL CANYON, THE DEVELOPMENT INTENSITY FOR THIS MASTER PLAN SHALL BE REEVALUATED, AND THE PLAN MAY INCORPORATE LESSER DENSITY." ADD SPECIFIC LANGUAGE TO FENCE THE VERNAL POOLS; INCLUDE A DISCLOSURE STATEMENT REGARDING AIR TRAFFIC NOISE FROM MIRAMAR FOR EVERY LAND TRANSFER, AND UPDATING SAME AS OPERATIONS CHANGE AT MIRAMAR; ADD LANGUAGE THAT CC&R'S BE PART OF THE INDUSTRIAL COMPONENT THAT ADDRESS HAZARDOUS WASTE AND OTHER ISSUES OF THE INDUSTRIAL ZONE NOT CONDUCTIVE TO THE GENERATION OF THE MASTER PLAN. RECOMMEND THAT BRIDGES OR OTHER METHOD THAT ADDRESSES OR ENHANCES PEDESTRIAN AND BICYCLE TRAFFIC ON THE CONNECTIONS ALONG THE RIVER AT SANTA FE AND CARROLL CANYON ROADS BE INCLUDED, AND MODIFY THE LANGUAGE ON PAGE 29 OF THE PLAN IN REFERENCE TO CAMINO SANTA FE, FIFTH LINE THE SENTENCE "CAMINO SANTA FE THROUGH RATTLESNAKE CANYON WILL BE DESIGNED AS A BRIDGE" DELETING THE REST OF THE SENTENCE. Second by Skorepa. Passed by a 7-0 vote. Rev. 9/13/94

ITEM-4: WORKSHOP - AMENDMENT - ALCOHOLIC BEVERAGE ESTABLISHMENT ORDINANCE.

Staff requested an indefinite continuance due to last minute issues and a request by the Manager to have staff take another look at these issues; and the possibility that it may go back to the PS&S Committee for further discussion.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE AND ACCEPT COMMISSIONER SKOREPA'S AMENDMENT TO CONTINUE FOR SIXTY DAYS OR A DATE PRIOR TO PRESENTATION TO THE CITY COUNCIL, OR COUNCIL COMMITTEE TO ALLOW THE COMMISSION TIME TO HAVE INPUT. STAFF WAS REQUESTED TO GET COMMUNITY INPUT DURING THIS INTERIM PERIOD AS THE CHANGE IN THE BOUNDARY IS A CONFLICT WITH ONE OF THE PDO'S IN THE CITY AND THE COMMUNITIES SHOULD HAVE A CHANCE TO PARTICIPATE AS WELL. STAFF WAS ALSO REQUESTED TO MAINTAIN THE SAME STAFF AND TEAM TO WORK WITH THE COMMUNITIES, ALONG WITH ANY ADDITIONAL STAFF THAT IS ADDED ON THE PROJECT, AS WELL AS SOCIAL SERVICE AGENCIES. STAFF TO TAKE A LOOK AT THE CRIME ANALYSIS AND HOW IT AFFECTS A PARTICULAR AREA, I.E., SHOULD ALCOHOL SALES BE ALLOWED IN AN AREA WHERE CRIME HAS BEEN DECREASED. PLANNING COMMISSION TO ASSIST STAFF BY ADDRESSING A LETTER TO THE MAYOR AND THE COUNCIL SUGGESTING THE IMPORTANCE OF THIS ISSUE AND THAT THE WORKSHOP FORMAT MAY BE EXTREMELY BENEFICIAL IN THAT PROCESS IN THE EARLY STAGES, AND THAT THE PLANNING COMMISSION WOULD LIKE TO BE PART OF THE PROCESS IN HELPING DEVELOP A COMPREHENSIVE SOLUTION TO THIS PROBLEM. GO BACK TO PS&S FOR A RECENT UPDATE ON THE DIRECTION GIVEN AS THE INFORMATION RECEIVED BY THE COMMISSION WAS A YEAR OLD. Second by Benn. Passed by a 7-0 vote.

The Planning Commission recessed at 12:00 noon and reconvened at 1:30 p.m.

ITEM-5: MIRAMAR GENERAL DEVELOPMENT PLAN AND THE FIESTA ISLAND REPLACEMENT PROJECT/NORTHERN SLUDGE PROCESSING FACILITIES (FIRP/NSPR).

Staff requested a continuance to September 15, 1994 to allow time to complete documents required for the hearing.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO SEPTEMBER 15, 1994. Second by Skorepa. Passed by a 7-0 vote.

ITEM-6: ACADEMY OF OUR LADY OF PEACE CUP 92-0769.

Staff requested a continuance due to a noticing error.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO SEPTEMBER 29, 1994 AT 9:00 AM. Second by Skorepa. Passed by a 7-0 vote.

ITEM-7: DOOR OF HOPE, CONDITIONAL USE PERMIT AMENDMENT CASE NO. 94-0273.

Glen Gargas presenting Planning Department Report No. 94-143.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE CONDITIONAL USE PERMIT AND CERTIFY THE NEGATIVE DECLARATION WITH THE ADDITION OF THE CONDITION THAT PARKING SPACES COULD BE REDUCED UPON APPROVAL OF AN OFF-STREET PARKING CONFORMANCE STUDY AND A FIFTEEN YEAR EXPIRATION DATE. Second by White. Failed by a 4-3 vote with Commissioners McElliott, Quinn, Neils and Skorepa voting nay.

MOTION BY BENN TO APPROVE THE CONDITIONAL USE PERMIT AND CERTIFY THE NEGATIVE DECLARATION WITH THE ADDITION OF THE CONDITION THAT PARKING SPACES COULD BE REDUCED WITH APPROVAL OF AN OFF-STREET PARKING CONFORMANCE STUDY AND A TEN YEAR EXPIRATION DATE. STAFF WAS DIRECTED TO SCHEDULE A WORKSHOP ON THE CONCEPT OF TIME LIMITS FOR CUP'S TO GET A BASIS FOR EVALUATING WHICH TYPE THEY ARE AND WHAT KIND OF TIME LKIMITS ARE APPROPRIATE. Second by White. Passed by a 7-0 vote.

NOTE: A special night meeting has been scheduled for the Zoning Code Update on September 13, 1994 at 5:30 p.m. in the Council Committee Room.

ADJOURNMENT:

The Planning Commission was adjourned at 4:15 p.m. by Vice-Chairperson McElliott.