

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 15, 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 Vice-Chairperson McElliott at 9:17 a.m. The meeting was recessed at 12:10 p.m. and reconvened at 1:35 p.m. The meeting was adjourned at 4:51 p.m. by Vice-Chairperson McElliott.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-not present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-not present
John Riess, 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.

ITEM-2A: DIRECTOR'S REPORT -

Mr. Ernie Freeman gave the Planning Commissioners a briefing on the status of the Bay-to-Bay project.

Mr. Freeman also discussed the importance of designating one of the Commissioners to represent the Commission on this committee. Commissioner White volunteered his time to sit on this Committee, the first charette will be held on September 29, 1994.

ITEM-2: THERE WERE NO MINUTES TO APPROVE AT THIS MEETING.

ITEM-3: MSCP - WORKSHOP

Workshop held.

ITEM-4: PROPOSED CONDITIONAL USE PERMIT NO. 94-0338 (SOUTHWESTERN CABLE ANTENNAS) TO INSTALL SIX ADDITIONAL 4.5 METER GROUND MOUNTED SATELLITE ANTENNAS ON A PORTION OF THE EXISTING SOUTHWESTERN CABLE COMPANY OFFICE SITE LOCATED AT 8949 WARE COURT, NORTH OF CARROL CANYON ROAD IN THE MIRA MESA COMMUNITY.

Kevin Sullivan presented Planning Department Report No. P-94-122.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE CONDITIONAL USE PERMIT AND CERTIFY THE MITIGATED NEGATIVE DECLARATION AS RECOMMENDED BY STAFF, WITH THE FOLLOWING MODIFICATION: IN CONDITION 13, PAGE 3 OF 4 IN ATTACHMENT 3 SUBSTITUTE THE WORD "GRANTED" BY THE PLANNING COMMISSION TO "CONSIDERED" BY THE PLANNING COMMISSION IN REFERENCE TO THE EXPIRATION DATE. Second by White. Passed by a 4-1 vote with Vice-Chairperson McElliott voting nay, and Chairperson Bernet and Commissioner Neils not present.

ITEM-5: MID-CITY COMMUNITY PLAN UPDATE.

Report given.

ITEM-6: APPEAL OF THE HEARING OFFICER'S APPROVAL AMENDING PERMIT NO. 91-0368, PANNIKIN AT THE COVE, TO ALLOW THE SALE OF BEER AND WINE.

Georgia Sparkman presented Planning Department Report No. P-94-156.

Testimony in favor by:

Lynne Heidel, attorney representing the owners. Explained the zoning issues and the consideration Pannikin has shown the Community in maintaining all the conditions originally stipulated in their CUP.

Dave O'dell, resident of La Jolla. Expressed his support for the amendment and the Pannikin establishment. Displayed a zoning map for clarification of zoning issues.

Roland Polanco, manager of restaurant. Explained how his business is declining due to no alcohol sales and how customers leave because of that.

Megan Lee, owner of restaurant. Answered the Commissioners questions regarding the operation of her business.

Testimony in opposition by:

Dick Smith, La Jolla Community Planning Association. Discussed his feelings regarding the discrepancies in the staff report and how many points listed don't make sense and do not comply with historic sites.

Florence Carlson, neighbor and member of Homeowners Association. Discussed her disdain with the entire project and the City's system in handling this project. Told of the traffic, noise, loading problems, etc.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO DENY THE APPEAL AND APPROVE THE AMENDMENT WITH THE FOLLOWING MODIFICATIONS/ADDITIONS: A SUBSTANTIAL CONFORMANCE REVIEW WILL BE CONDUCTED AFTER ONE YEAR WITH REPORT BACK TO THE PLANNING COMMISSION; ALCOHOL WILL BE SERVED ONLY WITH FOOD, EITHER PRIVATE PARTY OR INDIVIDUAL DINERS; ALCOHOL WILL BE SOLD ONLY BETWEEN THE HOURS OF 11:00 AM AND 9:00 P.M.; LOADING WILL BE RESTRICTED BETWEEN 7:30 A.M. AND 9:30 A.M. Second by White. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

Planning Commission recessed at 12:10 p.m. and reconvened at 1:35 p.m.

ITEM-7: REVIEW AND RECOMMEND TO CITY COUNCIL APPROVAL OF THE GENERAL DEVELOPMENT PLAN, THE FIESTA ISLAND REPLACEMENT PROJECT/NORTHERN SLUDGE PROCESSING FACILITIES AND WEST MIRAMAR LANDFILL OVERBURDEN DISPOSAL PROJECT AND CERTIFICATION OF THE ACCOMPANYING ENVIRONMENTAL IMPACT REVIEW.

Bob Hays, Director of Waste Management gave a presentation on this project regarding its development and current status.

Testimony in opposition by:

Gail Cole, Josephine Bennett, Walt Shaw, Charles Johnson, Victoria Boynton, Pat Buckmaster, Janet Kaye, Lorraine Smith, Ed Roth, Bob Williams, Rock Zaitzow, Joann Carini - all spoke against the project due to the proposed sludge line from Fiesta Island to Miramar and the implications of same through neighborhoods.

Testimony in favor by:

LCDR Paz Gomez, U. S. Navy. Expressed the Navy's support in this project and how closely they worked with the City on the EIR.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO RECOMMEND APPROVAL OF THIS PROJECT TO THE CITY COUNCIL WITH THE DIRECTIVE TO STAFF TO CONTINUE TO NEGOTIATE WITH CALTRANS REGARDING THE USE OF THEIR RIGHT OF WAY FOR THE CENTRATE PIPELINE AND THAT THE PIPELINE PROJECT COME BEFORE THE PLANNING COMMISSION WHEN AVAILABLE FOR ENVIRONMENTAL AND PROJECT REVIEW. Second by White. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

ITEM-8: 1525 TORREY PINES ROAD. APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 93-0265.

Coleen Frost presented Planning Department Report No. P.-94-139.

Testimony in favor by:

Marie Lia, representing owner. Explained the history of the home and the historical structure and how it was built. Discussed how and when the house became a historical structure and why the owner wants to move it.

Margaret Grayson, resident. Requested that the permit be approved to help Mrs. Mertz get on with her life.

Sherry Bloom, Real Estate Agent. Requested the permit be issued as too much time has gone by and a lot of hard work has been put into this project.

Dick Smith, La Jolla Community Planning Association. Explained that the planning group is in support of this relocation.

Marty Vusich, resident. Expressed his support to allow the house to be relocated and allow the owner time to get on with her life.

Testimony in opposition by:

Robert Stubbs, resident. His house is located directly behind the house in question. Talked to the EIR and the contradictions it contains. Illustrated photos showing the views, gardens, etc.

Dr. Sandra Coufal, neighbor. Discussed the terrible conditions of the house and the possibility of the danger of health hazards involved due to the rodents and dilapidation.

Sheila Palmer, resident. Talked to the fact that the house could be renovated very nicely and should stay. There are no termites and no noise and the house should be preserved.

James Kenney, resident. The property should be restored and kept on the historical site.

Sherry Mulder, resident. Urged the Planning Commission to keep the house on its historic site and believes it should be kept there.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE STAFF'S RECOMMENDATION TO DENY THE APPEAL AND APPROVE THE PERMIT TO RELOCATE THE HOUSE FROM LAJOLLA TO POWAY. Second by White. Failed by the following vote: Yeas-Benn, McElliott, White; Nays-Quinn, Skorepa.

MOTION BY BENN TO CONTINUE TO OCTOBER 20, 1994 AT 9:00 A.M. FOR FULL COMMISSION. Second by White. Passed by a 4-1 vote with Vice-Chairperson McElliott voting nay, and Chairperson Bernet and Commissioner Neils not present.

ADJOURNMENT:

The Planning Commission was adjourned at 4:51 p.m. by Vice-Chairperson McElliott.