

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 16, 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 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-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
George Arimes, Assistant Planing Director-present
Janis Sammartino, Chief Deputy City Attorney-present
Allyson Thomas, City Attorney-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Washington, Deputy Planning Director, Long Range
and Facilities Financing-present
Rachel Hurst, Principal Planner, Long Range and Facilities
Financing-present
Hossein Ruhi, 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.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 This item removed from agenda.

ITEM-3 This item removed from agenda.

ITEM-4 REGULATORY RELIEF PROPOSALS.

ITEM-4C CHILD CARE ORDINANCE.

This item removed from agenda, and will be heard on Thursday, September 30, 1993, at 9:30 a.m.

ITEM-4A 330 G - COASTAL DEVELOPMENT PERMIT.

This item continued from July 8, 1993.

Tracy Reed presented Planning Department Report No. P-93-154.

John Kovac presented Environmental Impact Report No. 93-0349.

John Ziebarth, representing Ziebarth and Associates, spoke in support of the proposal. He addressed the issue to demolition.

Dick Smith stated in support to Items 4A and 4B.

Mark Lyon said in support to eliminate Item #4, it will not eliminate the community involvement, time to make a change.

Robert Thiele spoke in support to regulatory relief to the processing of permits.

Lee Teacher, in favor, did not speak.

Martin Vusich said it took him 2 years to obtain a permit, that regulatory relief will streamline the processing time.

Louise Fredericken gave a brief summary of a lot that she and her husband purchased in 1981, the cost and time involved. She spoke in support to regulatory relief.

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D. Kyte, in favor, unable to stay.

Charles Spitzer, in favor, did not speak.

Jack Klausen, in favor, yield his time to Dale Naegle and Roy Drew.

Winifred Klausen, in favor, yield her time to Dale Naegle and Roy Drew.

Cheryln Conner, in favor, did not speak.

Michelle Pon, in favor, did not speak.

Nat Klein, in favor, did not speak.

L. Ross Whitney, in favor, did not speak.

Richard Merino gave a brief back background from 1989 to present to get his home built in La Jolla, time and money. He spoke in support to regulatory relief.

Edward Mracek, in favor, did not speak.

Marion Hirsch, in favor, did not speak.

Gunter Hirsch, in favor, did not speak.

Naomi Barksdale, in favor, did not speak.

Nancy Van Dorn, in favor, did not speak.

Karen Rockwell, in favor, did not speak.

Julia Keeba, in favor, did not speak.

Vicki Robb, in favor, did not speak.

Dale Naegle said spent time working with staff, attending workshops, setting standards, guidelines and procedures. That Planning Commission support regulatory relief.

Roy Drew, architect, said need for fairness in decisions, and to eliminate the pettiness in the whole process, in support of this proposal.

Dennis Tuffin, representing himself, in opposition to this proposal, let the community get involve.

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Eltinge Brown, President, La Jolla Town Council, spoke in opposition. He said people in La Jolla are building homes and there are no appeals.

Robert Burns, Chair, Ocean Beach Planning Board. He said wrote a letter to George Arimes, dated June 29, 1993, stating his comments in opposition.

Dick Garlock spoke in opposition, property owners would like to retain their property values.

Mark Steele, architect, applicant, said submitted a letter with recommendations. He spoke in opposition to appeals, need to have objective criteria.

Opal Trueblood said need to protect the coastal areas, in opposition.

Judith Swink, representing Citizens Coordinate for Century 3. She discussed the letter from the President of C-3, dated September 9, 1993, distributed to the Planning Commission.

Benny Chien, representing Scripps Estates Homeowners. He had concern to Sumner Canyon, to preserve, and not to approve this proposal.

Joanne Pearson, Land Use Chair for the La Jolla Town Council. She spoke in opposition, do not delete the coastal development permit. Ms. Pearson said documents submitted to the Planning Commission from the La Jolla Town Council, dated August 19, 1993, and September 9, 1993.

Miriam Kirby, Executive Manager of the La Jolla Town Council. She addressed the issues of appeals, private view, neighborhood compatibility bulk and scale.

Dave Odell, representing himself and Save Everyone Access. He stated this is not just an issue for coastal communities, but the whole city, these are state resources of importance in land use plans and the Coastal Act. Mr. Odell spoke in opposition to this proposal.

Walt Tunnessen, Conservation Coordinator for the Sierra Club. He stated the Sierra Club of San Diego urges the Planning Commission do not recommend the proposed amendment to the Coastal Development Permit. Mr. Tunnessen said some of the issues be referred to the Zoning Code Update.

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George Fujimoto, representing La Jolla Shores Association. He said the La Jolla Shores Association opposed the amending of Coastal Development Permit Ordinance exclude 1 to 4 unit developments from the requirement of a coastal development permit.

Ramona Salisbury, representing League of Women Voters of San Diego. She said the League in opposition to Items G and H, standards need to be in place first.

Ann Swanson, member of the Peninsula Community Planning Board. She addressed the letter from Hedy St. John, Chair of the Peninsula Community Planning Board, recommend do not approve, but address in the Zoning Code Update Process.

Catherine Strohlein, in opposition, did not speak.

Al Strohlein spoke in opposition to Items G & H, which will affect the beach community.

Andrew Shogren, in opposition, did not speak.

Bob Williams, Chair, Linda Vista Community Planning Group. He spoke in opposition, that the Planning Commission preserve the Coastal Development Permit Ordinance until specific standards are in placed, and allow for continued coastal protection.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Verna Quinn, the Commission voted 6-0 (Neils not present) reject the Manager's recommendation, but refer back to the Zoning Code Update Process, as amended by Chairperson Bernet 1) include a recommendation to City Council direct the Planning Department to develop some internal processing regulatory relief in the interim period be encompass in the Zoning Code Update Process, we support or review of this looking at all alternatives, and; 2) Planning Department do any internal adjustments to the current planning process including, time, money, review by the different bodies, and the geography of coastal zone be developed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Lynn Benn, the Commission voted 6-0 (Neils not present) to support the concept of categorical exemption for 1 to 4 units or single-family with the provision that the Zoning Code Update encompasses the concept of community character, there be appropriate ministerial objective criteria.

On motion of Scott Bernet, seconded by Verna Quinn, the Commission voted 6-0 (Neils not present) we do not want to limit options but have some support for regulatory relief as encompass by the concept of a categorical exemption.

RECESS, RECONVENE

The Planning Commission recessed at 11:50 a.m. and reconvened at 11:55 a.m.

ITEM-4B 330 H - SENSITIVE COASTAL RESOURCE OVERLAY ZONE.

Tracy Reed presented Planning Department Report No. P-93-154.

Dick Smith said this is a simplification of the existing process, in support.

Opal Trueblood stated the Torrey Pines Community Planning Group voted at their last meeting to opposed this regulatory relief item, the 10%.

Robert Burns, Chair of the Ocean Beach Planning Board. He stated a letter sent to George Arimes, dated June 29, 1993, was not included in the negative declaration.

Ann Swanson, representing herself, spoke in opposition to this item. She had concerns about Sunset Cliffs, we need to protect our coastal areas.

Dave Odell discussed his letter dated September 9, 1993, in opposition to this item.

Public testimony was closed.

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COMMISSION ACTION

On motion of Lynn Benn, seconded by, the Planning Commission voted - to reject Manager's recommendation and refer back to the Zoning Code Update, and all of the issues be looked at through this process. This motion failed, no second.

On motion of Frisco White, seconded by Karen McElliott, the Planning Commission voted 4-1 (Benn voting in the negative with Neils and Skorepa not present) to recommend to City Council to approve as amended Attachment 2: 1) 1a, add 10%, 2) 1b, specifying that the floor area ratio only on the residential portion, and deleting any cumulative add by including garages, accessory structures, etc., and 3) 1c, the correction of the 300 feet to the 50 feet.

RECESS, RECONVENE

The Planning Commission recessed at 12:30 p.m. and reconvened at 2:00 p.m.

ITEM-5 COLLEGE COMMUNITY REDEVELOPMENT PROJECT: INCLUDES THE
5A,5B COLLEGE COMMUNITY REDEVELOPMENT PLAN, COMMUNITY PLAN
5C,5D AMENDMENT, REZONES, NEW DEVELOPMENT PERMIT ENTITLEMENT
5E&5F PROCESS (INCLUDING MUNICIPAL CODE AMENDMENTS), COLLEGE
AREA FACILITIES FINANCING PLAN, AND ENVIRONMENTAL IMPACT
REPORT SCH#92091036. PROCESS 5.

This item continued from July 29, 1993.

Ron Smith presented the Redevelopment Agency Report No. P-93-157.

Jeff Valder, Community Planning, gave a brief background on the community plan amendment to the College Community Redevelopment Plan and rezone.

Gary Hess, Community Planning, discussed the draft Public Facilities Financing Plan for this project.

John Bridges, Cotton Blend Associates, consultant for the Environmental Impact Report for the Redevelopment project, available to answer questions.

Paul Robinson, representing San Diego State University Foundation. He gave a brief background to the July 29, 1993 hearing, in favor, and available to answer questions.

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Gary De Basschere, Vice Chair for the College Area Community Council. He gave an overview of this project, in favor, and available to answer questions.

Anthony Navoy, representing College Area Community Council. He said the Council voted 9-5-1 to approve with conditions, to the CPA and MMP have been insert.

Alice Buck, Chair of the Project Area Committee Sororities. She spoke in support of this project.

E. James Boggus, representing the Alumni Interfraternity Council. He said this redevelopment will help the community as a whole, and improve the quality of life.

Barbara Greene, President, Homeowners Association of the College Area. She discussed the letter from Robert Rice, Land Use Attorney, of Worley, Schwarz, Garfield and Rice, in opposition to this project.

Public testimony was closed.

Chairperson Bernet thanked Mr. Robinson and the foundation for listening to the concerns of the Planning Commission at the July 29, 1993 meeting.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Frisco White as amended, the Commission voted 5-0 (Neils, and Skorepa not present) to recommend to City Council approve this project as amended: 1) the San Diego State University Foundation and the College Area Community Council discuss the fringe area between the foundation and the community, 2) discuss the parking issue, and; 3) the issue of the design guidelines with an adequate resolution.

ADJOURNMENT

The Commission adjourned at 4:00 p.m.