

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 11, 1996
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 9:10 a.m. Chairperson Bernet adjourned the meeting at 5:17 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner William Anderson-not present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-present
Rik Duvernay, Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Gary Halbert, 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-2: APPROVAL OF THE MINUTES OF DECEMBER 7, 1995 AND DECEMBER 14, 1995.

COMMISSION ACTION:

MOTION BY NEILS TO APPROVE THE MINUTES OF DECEMBER 7, 1995 WITH A CLARIFYING REVISION TO THE MOTION MADE ON ITEM NO. 5 REGARDING RANCHO SANTA FE GOLF RANGE AND PARK AMENDMENT TO THE CITY OF SAN DIEGO MUNI CODE. THE WORDS, "PRIMARILY BECAUSE OF CONCERN ABOUT TRAFFIC AND CIRCULATION IMPACT" WILL BE INCLUDED IN THE COMMISSION RECOMMENDATION TO COUNCIL. Second by Quinn. Passed by a 4-0 vote with Chairperson Bernet abstaining as he was not present at that meeting and Vice-Chairperson McElliott and Commissioner Anderson not present.

MINUTES FOR DECEMBER 14, 1995 WERE TRAILED DUE TO ILLEGIBLE COPIES. THESE TO BE APPROVED AT A LATER DATE.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2B: DIRECTOR'S REPORT.

Ernie Freeman, Director, Planning Department introduced and welcomed Dr. Patricia Wilson, of San Diego State University and her Public Administration students.

Jeff Washington, Deputy Director informed the Commission that Charlene Gabriel of Facilities Financing will be transferring to the Water Utilities Department.

ITEM-3: WORKSHOP - OTAY MESA/NESTOR COMMUNITY PLAN UPDATE.

Workshop held.

ITEM-4: REVISION TO THE HOUSING ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN. This was a joint public hearing with the Housing Commission.

Betsy Morris presented Report to the Planning Commission No. HCR 96-001/PC 96-006.

Testimony in opposition by:

Mimi Coates, Volunteer Lawyers for Homeless in connection with Hoffmaster v. The City of San Diego. Discussed a letter drafted by Mr. Cohelan and presented to the Commissioners, essentially suggesting that the Commissions take and give full consideration to the comments and criticism given by Ann Fathy in her letter previously distributed. It was determined that this letter was not distributed previously and therefore was given to the Commissioners at this time.

Noel Neudeck, Wheelchair Access, Now, Today. Spoke to regulations regarding wheelchair access.

COMMISSION ACTION:

MOTION BY NEILS TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS TO THE CITY COUNCIL. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Anderson not present.

ITEM-4A: JOINT WORKSHOP - FISCAL YEAR 1997 CITY OF SAN DIEGO CONSOLIDATED ANNUAL PLAN.

Workshop held.

ITEM-5: SHORELINE STABILIZATION PROJECT - CASA DE LA PLAYA CONDOMINIUMS COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT NO. 92-0318.

Bill Tripp presented Report to the Planning Commission No. P-96-009.

Testimony in favor by:

B.K. Taylor, President of Home Owners Association.

They have been six years in planning and pursuing this seawall, and have spent \$64,000 to get the plans this far, and to meet all criteria required. They are in total support of this wall, and want a beautiful, well done wall to protect their homes.

Richard Mellen, owner. Discussed a news article in the L.A. Times, San Diego edition, discussing this project, "Condos Teeter on Sunset Cliffs". This article stated that the giant shoring-up project stopped just one block north of Pescadero. Officials agreed that it was the most serious gap in erosion protection anywhere in the County. Casa de la Playa could go tomorrow, maybe another five years. Please approve this project.

Harold Bunch, owner. When he originally purchased his unit, there was sand at the base of the cliffs. Once stabilization of the cliffs occurred south of them, they lost all the sand. Now there are units there that are not protected by the sand. Discussed the history of the erosion and the liability issue now imminent at this project. They want to just solve the problem and everyone has agreed to fund this project and they would like to get on with it.

Glenda Ellis, homeowner. Advised she would like to protect her home.

John M. Lower, owner. Retired fire captain from San Diego. One of the areas of his expertise was emergency access. They have emergency access one block away on Orchard Avenue and Bermuda Street. If the project does not go through, there's a chance of losing this condo which will lose the tax revenue from 24 residents.

Robert Amico, owner. They were bypassed when the original Sunset Cliffs restoration project was completed. He feels the Commission can correct an injustice done to them by being bypassed at that time.

Tom Bryan, owner. Expressed his concern for his mother's interest, who owns the condo also, as there's only ten feet of dirt between the sea and the condo. This has gone on too long, with too many regulations for someone just trying to protect their property.

Testimony in opposition:

Geoffrey Northrop, representing local residents and users of tidelands. Local residents, and local users of the beach feel that putting additional rip rap and concrete onto the sandy beach would not be in the best interest of Ocean Beach and contrary to the plan that is referred to in the initial study. The beach areas at the foot of Cable Street and Pescadero are a very limited resource. You have to consider the interest of all the people that use the beach. Discussed the initial study including an addendum which is an environmental check list, and explained that there is some discrepancy with this project.

Mary Northrop, representing People Against Overdevelopment. Feels these condos should not have been built to begin with. It is wrong to take away natural assets, like a pocket beach, for the benefit of 24 individual condo owners to protect their ocean view.

Public testimony was closed except for testimony on the wall construction, texture and color.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE ONE WEEK TO JANUARY 18, 1996 TO HAVE ADDITIONAL DOCUMENTATION , I.E., REPRESENTATIVE SAMPLE AND/OR DRAWINGS OF WHAT THE WALL MATERIAL IS AND HOW IT WILL BE CONSTRUCTED, ETC.; AS WELL AS REVISED WORDING FOR CLARIFICATION OF CONDITION NO. 17. Second by Bernet. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Anderson not present.

ITEM-6: WORKSHOP - LAND DEVELOPMENT/ZONING CODE UPDATE.

Workshop held.

ITEM-7: VONS MARKET AT LA JOLLA, COASTAL DEVELOPMENT/LA JOLLA PLANNED DISTRICT PERMIT CDP/LJPD NO. 95-0270 WITH A VARIANCE TO EXCEED THE MAXIMUM SIZE OF A PARKING LOT ALLOWED BY M.C. 103.1207H. SUMMARY VACATION FOR A PORTION OF AN ALLEY AND REALIGNMENT, SUMMARY VACATION OF SEWER AND STORM DRAIN EASEMENTS.

John Fisher presented Report to the Planning Commission No. P-96-004.

Public testimony in favor by:

Dave Reinker, architect on project, representing applicant. Discussed all the designs presented to the City and the revisions that were made to comply with all regulations and the votes showing support for the recognized planning groups. They have responded to all the questions raised by the groups and discussed the alley, parking, and traffic. Mr. Reinker provided an overview of the site and the rationale for the chosen design.

Peter Walsh, representing himself, next door neighbor. Mr. Walsh explained that he is the manager of the adjacent property and that he is in complete support of the expansion and alley closure. Discussed the daily problems with the trucks coming and going and pedestrian crossing, along with traffic congestion and how it impacts his deliveries. Requested approval.

Dick Smith, Secretary of the La Jolla Community Planning Association. Advised that he is in total support of this project and that this area lost a lot of large stores in the past and it definitely needs help and this is what it needs to prosper.

Kathryn Murphy, representing the La Jolla Community. She is in total support of this project. Feels the community needs to be business friendly and they need to have additional stores in this area. In the past the larger malls have taken away their business and now it's time to get those shoppers back into their area. This new Vons Pavilion will be the kind of store that provides a wide assortment of products and is very needed in this area. Please approve the project.

Casey Fention, representing the La Jolla Community. She feels the existing Vons stores is truly a blight to the area. If Vons is willing to invest in this development, we should be in support of it as well. We need to re-energize the south end of Girard and this development will do it.

Jeanne Bucher, Paul Russo, Andy Nelson, representing the La Jolla Community. Reiterated the above two speakers sentiments and voiced their support for this new development.

Testimony in opposition:

Joanne Pearson, La Jolla Town Council. Did not notice that the Town Council's letters were included in the Planning Commission Report and she doesn't understand why. The Planned District Ordinance Committee did not approve this project 6-0; they do not vote. All subsequent community review was based on that assurance that the PDO Committee had approved the project. Clarified that the Town Council is not in opposition to the expansion of this project, they supported it. That's why it was with dismay in mid-December that they found that another project assessment letter was issued which eliminated all of the community plan, general plan consistency issues which the City had identified on July 14, 1995. Traffic congestion is a main concern; as well as pedestrian orientation, bulk and scale and aesthetic qualities.

Jim Ragsdale, La Jolla Town Council. The PDO committee looked at this project before a lot of the issues were discussed. Traffic issues weren't discussed because it was beyond the PDO. Some of the design issues and articulation issues were derived from the meetings with Vons. However the PDO requirement that 75% of the frontage be retail because it's pedestrian oriented and a blank wall without additional retail stores is not necessarily retail.

James Alcorn, representing La Jolla Town Council. Was involved in helping write the PDO. They do support the fact that a Vons market would be a wonderful thing in this area, but they feel that it should meet some of the criteria they worked for so long. Some of his concerns are: the entrance being a solid block wall coming down Torrey Pines road; bulk and scale issues - this looks like a decorated shoe box without much articulation. Suggested alternate traffic considerations.

Robert Collins, Joost Bende, La Jolla town Council and Promote La Jolla. Reiterated the previous speakers sentiments. Thinks the architect could come up with a much better design. Feels this project is in non-conformance with the regulations and ordinances set up in LaJolla.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO RECOMMEND TO THE CITY COUNCIL CERTIFICATION OF THE MITIGATED NEGATIVE DECLARATION NO. 95-0270; AND RECOMMEND TO THE CITY COUNCIL APPROVAL OF CDP/LJPD NO. 95-0270 WITH A VARIANCE TO EXCEED THE MAXIMUM SIZE OF A PARKING LOT, SUMMARY VACATION FOR A PORTION OF AN ALLEY AND REALIGNMENT OF RAVINA STREET AND SUMMARY VACATION OF SEWER AND STORM DRAIN EASEMENTS; ALSO RECOMMEND TO THE CITY COUNCIL THAT VONS AND THE ARCHITECT BE REQUIRED TO WORK WITH STAFF TO TRY TO RESOLVE THAT ASPECT OF THE ELEVATION APPEARING FROM THE GIRARD SIDE TOWARDS HAVING SOME VERTICAL RELIEF WHERE IT IS NOT SO TALL ALL ACROSS THE ENTIRE LENGTH OF GIRARD BUT SOMETHING MORE IN THE DIRECTION OF HIGHER AT THE ENDS AND SOMEWHAT LOWER IN THE CENTER AS A MATTER OF CONCEPT (AS REFERENCED TO ONE OF THE ARCHITECTS RENDERINGS). Second by White. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Anderson not present.

ITEM-8: INITIATION TO AN AMENDMENT TO THE MISSION VALLEY HEIGHTS SPECIFIC PLAN. MISSION VALLEY COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN - HOMESTEAD VILLAGE PROJECT.

Jennifer Champa presented Report to the Planning Commission No. P-96-005.

Jeanette Waltz, representing Homestead Village and H. G. Fenton. They did not feel that they had to do a Community Plan amendment; they have agreed with staff to do it because staff requested it. Staff has assured them they would not be subject to the batching and they would like further assurance from staff that all the associated permits be tracked simultaneously and come back to the Commission in late May.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO INITIATE THE SPECIFIC PLAN AMENDMENT PROCESS. Second by Neils. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Anderson not present.

The Planning Commission was adjourned at 5:17 p.m. by Chairperson Bernet.