

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 28, 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 Neils at 9:06 a.m.
Chairperson Neils adjourned the meeting at 4:48 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Mike Stepner, Urban Design Coordinator-present
Rick 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-not present
Rob Hawk, Engineering Geologist, Development Services-
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-1A: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Mr. J. W. Stump requested that Item No. 4, City Heights Village (City Link) Project be continued based on the fact that under State of California Redevelopment law, a project area committee is required to meet on this redevelopment project before any city body considers it. The PAC has not met to discuss this project, nor have they met the statutory requirements for membership. Request was denied by a 4-2 vote.

MOTION BY SKOREPA TO CONTINUE UNTIL THE PROJECT AREA COMMITTEE HAS HAD AN OPPORTUNITY TO VOTE ON THIS PROJECT. Second by Quinn. Failed by a 4-2 vote with Chairperson Neils, Vice-Chairperson Anderson, and Commissioners Watson and White voting nay and Commissioner Butler not present.

ITEM-1B: DIRECTOR'S REPORT.

Mike Stepner reminded the Commission that they would be receiving material for the Joint Housing/Planning Commission special meeting to be held on Monday, April 8, 1996.

Gary Halbert advised the Commission that the Environmental Review item that was before the Planning Commission recently went forward to the LU&H Committee on Wednesday, March 27, 1996. This Committee directed staff to prepare an Implementation Plan and bring it forward in the next three to four months; therefore it will be brought back to the Commission in two months.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 14, 1996.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF MARCH 14, 1996. Second by White. Passed by a 7-0 vote.

ITEM-3: SAN YSIDRO REDEVELOPMENT PROJECT REDEVELOPMENT PLAN.

Jose Campos presented Report to the Planning Commission No P-96-096.

Testimony in favor by:

Doug Perry, representing San Ysidro Redevelopment Committee. Substantiated what Jose Campos stated; it has been a great experience working on this plan; they have given the reports to all the City groups. They feel they have the most successful NPP program in all of San Diego. The Neighborhood Pride & Protection has worked with large numbers of people monthly and it has been very successful.

Dorie Radichel, San Ysidro Chamber of Commerce. In February, the Board of Directors of the Chamber voted unanimously to support the PAC Redevelopment Plan. Speaking as Co-Chair of NPP Committee, the entire San Ysidro community is behind this development.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS TO THE CITY COUNCIL WITH THE FOLLOWING ADDITIONS: THAT THE PLAN INCLUDE ADDITIONAL LANGUAGE EXPRESSING THAT THE CURRENT LAND DEVELOPMENT AND REVIEW PROCESSES WILL BE IN CONFORMANCE WITH THE SAN YSIDRO COMMUNITY PLAN AND THE SAN YSIDRO IMPLEMENTING ORDINANCE; THAT THE PLAN INCLUDE ADDITIONAL LANGUAGE EMPHASIZING THE ACQUISITION OF PARKS AND OPEN SPACE AS A PROJECT OBJECTIVE; THAT THE PLAN INCLUDE LANGUAGE PARAPHRASING THE SECTION OF CALIFORNIA COMMUNITY REDEVELOPMENT LAW WHICH STATES THAT FINDINGS MUST BE MET STIPULATING THE UNAVAILABILITY OF PUBLIC FUNDS UPON ANY AGENCY APPROVAL OF THE EXPENDITURE OF REDEVELOPMENT FUNDS ON ANY PUBLIC IMPROVEMENT PROJECT; ADD A CLAUSE IN SECTION 510.12, THAT SUBJECT TO THE LIMITATIONS EXPRESSED IN 510.2 THAT THE PLAN INCLUDE LANGUAGE CLARIFYING THAT THE EXECUTIVE DIRECTOR OF THE AGENCY IS SUBJECT TO COMPLIANCE WITH THE GENERAL PLAN AND THE AREA COMMUNITY PLAN WHEN PERMITTING A VARIATION FROM THE LIMITS, RESTRICTIONS AND CONTROLS ESTABLISHED BY THE REDEVELOPMENT PLAN; ALSO RECOMMEND APPROVAL OF RESOLUTION NO. P-2255-PC. Second by Quinn. Passed by a 6-0 vote with Commissioner Butler abstaining.

ITEM-4: **FIRST AMENDMENT OF CITY HEIGHTS REDEVELOPMENT PLAN; AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, MID-CITY COMMUNITY PLAN AND NEIGHBORHOOD ELEMENTS AND REZONE.**

Mary Wright and Ron Smith presented Report to the Planning Commission No. P-96-082.

Testimony in favor by:

Linda Bridges Pennington, Azalea Park Neighborhood Association. Expressed that everyone in the community is in favor of this project. It is an extremely active neighborhood and everyone is involved. They are in support of the PAC Committee and the election process and thanked them for how hard they all worked on this plan.

Elena DeLuca, resident. She is pro City Height redevelopment, but is very concerned about the parking problems that all of these new structures are going to bring. Doesn't feel enough thought went into the parking situation.

Thomas Smith, resident. He is in support of the Village project. This is the most significant opportunity he has seen since he has been in this area. Please support and grasp this opportunity.

Michael Dunne, resident. Chair of the City Heights partnership. He is in support of this development. Expressed that this project will not only effect the City Heights community, but will effect the whole Mid-city area - it is a major effort. Please give your approval today.

Michael Sprague, resident. Explained the unanimous support from all the groups involved, and explained that once MCDC got involved so much that PAC became almost incidental. Please support this terrific project.

William Jones, President Citylink Investment Corporation. Explained that he was delighted to work with the City of San Diego staff and especially with all the members of the Community. He was pleased that the City was able to get private business investments. City Heights is one of the most strategic communities in this region; and if we lost it, we could loose the heart of San Diego. They are committed to the next

phase which will be additional parking, a park, library, community center, pool and promenade.

Tony Cutri, architect on this project. He has worked with numerous groups of City and staff on this project. The community really understands the reality of this project and they are very sophisticated. Parking will be dealt with and parking/traffic use has been a major priority in their planning.

James Swingley, business owner in area. Attorney representing numerous people in the Vietnamese community. They are not in opposition to this project, but they have specific questions about what will happen to their businesses when this project goes in. Can they be relocated to another area? Who can they talk to and is the City making any provisions for them?

Testimony in opposition by:

J. W. Stump, resident. Expressed that he is concerned with the number of dwelling units and parcels represented by staff on pages 3 and 4 of the plan. Feels we should know exactly how many units are involved. The EIR, specifically pages 12 and 21 in the findings regarding the "anticipated" number of displacements; he claims more than 1000 people are going to be displaced. There is no mention of where these people can be relocated and what about their incomes. Traffic study was never analyzed as it relates to pedestrian walkways, bike ways and increase of autos.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-96-082, ALONG WITH RESOLUTION NO. 2256-PC. Second by White. Passed by a 6-0 vote with Commissioner Skorepa not present.

ITEM-5: **WETSMAN RESIDENCE, COASTAL DEVELOPMENT PERMIT 95-0258 WITH VARIANCES. APPEAL OF THE HEARING OFFICER'S DECISION TO DENY THE APPLICATION TO CONSTRUCT ADDITIONS TO AN EXISTING SINGLE FAMILY RESIDENCE, LOCATED AT 7229 COUNTRY CLUB DRIVE WITHIN THE R1-10000 ZONE, LA JOLLA COMMUNITY PLAN AREA.**

Bill Tripp presented Report to the Planning Commission No. P-96-047, and gave the status of this project since last being continued from February 15, 1996.

Testimony in favor by:

Mark Lyon, architect representing the applicant. Gave the history of the construction of the house, and all the problems entailed with the poor building. Feels the applicant is being deprived due to the application of the code now at this point in time. Gave a summary of the "box" structure and how it can work and its effectiveness and the solution it presents. Discussed the several variances required to implement it.

William Russell, resident. Supporting the Wetsman request. If the original owner complied with the building codes, and if the City's building inspector had not failed to properly inspect this building, this would not be happening. Feels the Wetsman's are the victims of the contractor and the City inspector.

Martha Halloway, neighbor. Supports everything Mr. Russell stated. The problems are due to the City's having allowed several violations of the code, and the applicant should not be responsible for them now.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO GRANT THE APPEAL OF THE HEARING OFFICER AND ALLOW REQUESTED ADDITIONS TO AN EXISTING RESIDENCE AND ALSO MAKE THE VARIANCE FINDINGS AS REQUIRED BY THE MUNICIPAL CODE. STAFF WAS DIRECTED TO BRING THE REVISED FINDINGS BACK TO THE PLANNING COMMISSION WITH THE APPROVAL OF THESE MINUTES TO BE SURE THAT THEY ACCURATELY REFLECT THIS COMMISSION'S INTENTION IN THIS MOTION, AND TO INCLUDE A DISCLAIMER ABOUT LIABILITY IN THESE CONDITIONS. Second by White. Passed by a 5-1 vote with Commissioner Quinn voting nay and Vice-Chairperson Anderson not present.

ITEM-6: McKELLAR COURT PARKING LOT AND SATELLITE COMMUNICATIONS FACILITY - HILLSIDE REVIEW, COASTAL DEVELOPMENT AND CONDITIONAL USE PERMIT 95-0375.

Kevin Sullivan presented Report to the Planning Commission No. P-96-052. Mr. Sullivan also advised of a revision to Condition 12b. and that the applicant would introduce that revision.

Testimony in favor by:

Andrew Rodrigues, architect, representing Qualcomm. Spoke to the revision in Condition 12b. in the permit. A lot line adjustment is going to be required and they concur with that, with no time limitation issue connected.

Tom Stafford, Vice-president of facilities for Qualcomm. Spoke to the time limitation on the lot line adjustment. They do not know how long the acquisition and/or leasing of the property will take, and that would be the only delay involved.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY MITIGATED NEGATIVE DECLARATION 95-0375 AND APPROVE COASTAL DEVELOPMENT, HILLSIDE REVIEW AND CONDITIONAL USE PERMIT 95-0375, SUBJECT TO CONDITIONS IN ATTACHMENT 4, AND THE REVISIONS TO CONDITION 12. AS DISCUSSED, TO INCLUDE A TIME LIMIT OF ONE YEAR FROM THE FINAL APPROVAL OF THE PERMIT. Second by Butler. Passed by a 5-0 vote with Commissioners Quinn and Watson abstaining.

ITEM-7: AIRTOUCH FLETCHER HILLS CONDITIONAL USE PERMIT NO. 95-0556; TO ALLOW FOR THE CONSTRUCTION OF AN 80 FOOT HIGH MONOPOLE (65-FOOT HIGH MONOPOLE AND 15-FOOT WHIP ANTENNAS) AND A UTILITY BOX.

Terri Bumgardner gave a brief report on the status of this project since the last hearing and reviewed Report to the Planning Commission No. P-96-061.

Testimony in favor by:

Chris Morrow, representing Airtouch Cellular. Mr. Morrow distributed photos of "monotrees" and explained their role with the monopoles in certain areas.

Testimony in opposition by:

Debora Skinner and Ray Valle, local residents in this area. Spoke as a group and discussed their rationale for the request for denial as stated in their letter from ECHO - Environmentally Concerned Homeowners Organization, dated March 28, 1996, listing all of the reasons for this request.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO APRIL 25, 1996 AT 1:30 P.M., TO GIVE AIRTOUCH, DEVELOPMENT SERVICES DEPARTMENT, THE NEIGHBORHOOD AND THE WATER UTILITIES DEPARTMENT AN OPPORTUNITY TO EXPLORE THE FEASIBILITY OF MOUNTING WHIP ANTENNAS ON THE TOP OF THE WATER TOWER. Second by Skorepa. Passed by a 5-0 vote with Commissioners Quinn and Butler abstaining.

ITEM-8: WORKSHOP - ZONING CODE UPDATE.

Workshop held.

The Planning Commission was adjourned at 4:48 p.m. by Chairperson Neils.