

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 7, 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 9:09 a.m.
Chairperson Neils adjourned the meeting at 3:30 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-not 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-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-1A: REQUESTS FOR CONTINUANCE.

None.

ITEM-1B: DIRECTOR'S REPORT.

Jeff Washington, Director of Neighborhood Development, responded to a request for additional information on the evening meeting on Thursday, March 14, 1996 at 7:00 p.m. on the subject of Subarea V Specific Plan to be held in Carmel Valley.

ITEM-2: APPROVAL OF THE MINUTES OF FEBRUARY 22, 1996.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF FEBRUARY 22, 1996. STAFF WAS DIRECTED TO BRING BACK A SEPARATE MEMORANDUM IN TWO WEEKS, ADDRESSING THE THREE SIGNIFICANT AREAS OF CONCERN, I.E., POLICY NO. 9 FEDERAL AND STATE POLICY FUNDING; POLICY NO. 14 BRUSH MANAGEMENT; AND NEIGHBORHOOD 8A, EXPLAINING THE COMMISSION'S RATIONALE FOR THEIR ACTION TO THE CITY COUNCIL. Second by Quinn. Passed by a 6-0 vote with Commissioner Butler abstaining as she was not at that meeting.

ITEM-3: INITIATION OF AMENDMENTS TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN AND THE SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE (NORTH CREEK AND HILLTOP SITES).

Coleen Frost presented Report to the Planning Commission No. P-96-063.

Testimony in favor by:

John Johnson, President, San Diego Urban League. He feels that the Community is asking that the City delay this study, but we feel that they can't delay this any longer. The Planning Commission should initiate this study so that we can look at all the vacant land that exists in this area. The Urban League itself sits in the middle of a lot of this redevelopment area. They are aggressively seeking to develop housing, and this project should be included for this development.

Carol Foster, San Diego Urban League, Director of Housing. Comments related specifically to the Hilltop site. Good planning is planning for a balanced community which includes quality services for the benefit of surrounding neighborhoods and individuals. This zoning will only benefit the planning of this balance.

Testimony in opposition:

Reynaldo Pisano, SESD Development Committee. Read a letter from Anna Major into the record. Spoke to a complete analysis of the project area, economic analysis as the Lucky's shopping center will have a substantial impact on this area, retaining the underlying zone, scheduling design charrettes, and requested that no land use designation changes be done until the results of the impact studies and economic analysis can be returned to the Committee.

Mary Braswell, Chollas View Neighborhood Council. Stated that they oppose this project; they have opposed it for thirty years. There will be tremendous traffic impact if this project is approved. The traffic patterns would have to be changed to accommodate this shopping center. Why put a shopping center in an area that you can barely travel now. It is just too concentrated already and we don't need a shopping center there.

Bobby Jones, homeowner. Spoke to the traffic impacts as well and the crowded area; and the strong possibility of property devaluation.

Michael Mathis, neighbor. Also spoke to the traffic issue and the school concerns with children having to cross congested streets in this area. Figures show that there are 36,000 cars per day now in this area, and this project will only increase that amount

significantly. Feels his property, too will be devalued due to vacant buildings in this area and the heavy traffic. Wants to have this study done as he feels it will only work in their favor.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS, AS LISTED IN THE REPORT AND DIRECTED STAFF TO WORK WITH THE COMMUNITY REGARDING COMMERCIAL DEVELOPMENT AT NORTH CREEK, HILLTOP AND 43RD STREET AND NATIONAL. STAFF WAS ALSO DIRECTED TO PREPARE AN ECONOMIC IMPACT ANALYSIS AS PART OF THE INITIAL STUDY. Second by Anderson. Passed by a 6-0 vote with Commission Butler abstaining.

ITEM-4 INITIATION OF AN AMENDMENT TO THE SORRENTO HILLS COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN.

Mike Westlake presented Report to the Planning Commission No. P-96-057.

Testimony in favor by:

Doug Boyd, T&B Planning, representing applicant. This is a relatively minor and simple initiation for a community plan amendment. Mr. Boyd stated that they are in agreement with the staff analysis that this initiation does meet the four criteria listed.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE INITIATION. Second by White. Passed by a 6-0 vote with Chairperson Neils abstaining.

ITEM-5: THE SWORTWOOD RESIDENCE. COASTAL DEVELOPMENT PERMIT, SENSITIVE COASTAL RESOURCE PERMIT AND VARIANCE NO. 95-0066.

Tracy Elliott-Yawn presented Report to the Planning Commission No. P-96-041.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY THE NEGATIVE DECLARATION NO. 95-0066 AND APPROVE CDP/SCR/VAR PERMIT NO. 95-0066 SUBJECT TO CONDITIONS. STAFF WAS DIRECTED TO WORK WITH THE CITY ATTORNEY TO MAKE THE NEW CONDITION SUBMITTED BY STAFF IN THEIR MEMO DATED MARCH 7, 1996 ON TITLE RESTRICTIONS STRONGER TO AVOID ANY INDEMNIFICATION TO THE CITY. Second by Anderson. Passed by a 7-0 vote.

ITEM-6: **NISSANOFF RESIDENCE. LA JOLLA SHORES PLANNED DISTRICT DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT AND TENTATIVE PARCEL MAP NO. 95-0259.**

Mary Roush presented Report to the Planning Commission No. P-96-065.

Testimony in favor by:

Scott Spnoer, representing the applicant. Explained the reasons behind the request for the previous reconsideration when this project was first heard. Also detailed the new plans, the landscaping and grading issues.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO CERTIFY THE MITIGATED NEGATIVE DECLARATION NO. 95-0259 AND APPROVE LA JOLLA SHORES PLANNED DISTRICT DEVELOPMENT PERMIT AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 95-0259 SUBJECT TO CONDITIONS AND APPROVE TENTATIVE PARCEL MAP NO. 95-0259 SUBJECT TO CONDITIONS. Second by Watson. Passed by a 7-0 vote.

ITEM-7: **JOINT WORKSHOP WITH THE SAN DIEGO UNIFIED SCHOOL DISTRICT.**

Workshop held.

ITEM-8: ENVIRONMENTAL REVIEW PROCESS, CITY OF SAN DIEGO.

Workshop held.

COMMISSIONER WATSON REQUESTED THAT LU&H DIRECT STAFF TO DEVISE IMPLEMENTATION PLANS FOR TRACKS A & B AND OPTION 2, AND THAT THOSE IMPLEMENTATION PLANS BE REVIEWED BY PLANNING COMMISSION AND THEN LU&H. Second by Neils. No vote taken.

COMMISSIONER WATSON AMENDED HIS MOTION TO INCLUDE THAT THE ENTIRE REPORT, ALONG WITH THE IMPLEMENTATION PLAN BE BROUGHT BACK TO THE PLANNING COMMISSION AND THEN GO TO LU&H. CHAIRPERSON NEILS ADDED THAT THE WHOLE REPORT BE THE SUBJECT OF THE DISCUSSION, KEEPING IN MIND, BETWEEN NOW AND THEN, THAT THE PLANNING COMMISSION WOULD HAVE THE OPPORTUNITY TO READ THE REPORT. Second by Skorepa. Passed by a 7-0 vote.

The Planning Commission was adjourned at 3:30 p.m. by Chairperson Neils.