

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 14, 1988
AT 1:30 P.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman Paula Oquita at 1:40 p.m. The Planning Commission adjourned at 4:50 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Paula Oquita-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Karl ZoBell-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director Michael J. Stepner-present
Deputy Director Lee Okeson-present
Acting Deputy Director Lee Baldwin-present
Fred Conrad, Chief Deputy City Attorney-present
Janice Gardner, Deputy City Attorney-present
Tom Salgado, Principal Planner-present
Sue Baldwin, Acting Principal Planner-present
Jim McLaughlin, Engineering & Development Dept.-present
Recorder Janet MacFarlane-present

Dave Potter introduced three new Associate Planner assigned to the Environmental Quality Division.

ITEM-1 STREET ACTION 87-535: THE VACATION OF BRANT STREET NORTH OF UPAS STREET AND UPAS STREET WEST OF BRANT STREET.

Staff requested this matter be continued for renoticing.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS and KERCHEVAL not present) to continue this matter for renoticing to February 11, 1988, at 9:00 a.m.

ITEM-2 SKYLINE-PARADISE HILLS COMMUNITY PLAN REZONINGS. THE PROPOSED REZONINGS WITHIN THE SKYLINE-PARADISE HILLS COMMUNITY INCLUDE: 1) APPLICATION OF THE INSTITUTIONAL OVERLAY ZONE TO PUBLICLY-OWNED SCHOOL SITES, LIBRARIES, AND POLICE AND FIRE STATIONS; 2) REZONING TO THE OPEN SPACE (OS) ZONE ALL POPULATION-BASED PARKS; 3) REZONING OF THREE OPEN SPACE SITES TO R1-40,000; AND 4) REZONING OF A SITE FROM R-3000 TO R1-5000 TO CONFORM WITH THE SKYLINE-PARADISE HILLS COMMUNITY PLAN.

THERESA WILKINSON presented Planning Department Report No. 88-017.

KATHY ALEGRIA, representing the Planning Committee, Spoke in support of the Plan's implementation.

LERAY SHURN spoke in opposition to the proposed apartments at Whitman and Skyline Drive. He indicated he would prefer a commercial use.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 7-0 to approve the Open Space and Institutional Overlay Zones as recommended by staff deleting the application of the IOZ on the school sites.

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 5-2 (PESQUEIRA AND LARSEN voting in the negative) to apply the Institutional Overlay Zone to the school sites in the plan area.

RECESS/RECONVENE

The Commission recessed at 1:55 p.m. and reconvened at 2:00 p.m.

ITEM-3 APPEAL OF THE SUBDIVISION BOARD'S APPROVAL OF TENTATIVE PARCEL MAP NO. 87-0893. THREE-PARCEL MAP FOR LOT 1 OF GRIFFITH INDUSTRIAL TRACT MAP NO. 6127. THE M-1A ZONED SITE IS LOCATED AT THE NORTHEAST CORNER OF FRAZEE ROAD AND MURRAY CANYON ROAD AND IS WITHIN THE MISSION VALLEY COMMUNITY PLANNING AREA (ATTACHMENT 1).

TOM MURPHY presented Planning Department Report No. 88-018.

TIMOTHY FLANIGAN, Project Manager for Fenton Material Company, explained he filed the appeal because he did not feel it was possible to place a four-lane roadway within the right-of-way. He stated that Mr. McLaughlin had arrived at a solution by eliminating parking as an interim solution. He stated they were satisfied with the solution proposed by the Engineering and Development Department.

JOHN LEPPERT, Civil Engineer representing the applicant, stated the solution proposed by Engineering and Development was not fair to the applicant. He gave a history of Murray Canyon Road dedication explaining it was originally conveyed to the City as an 80-foot right-of-way. He said the disagreement is which centerline for the road alignment should be used in calculating dedication requirements. He stated under Engineering's proposal almost all of the additional right-of-way would be required to be taken from the applicant's property.

BRIAN CASTER, representing A-1 Self Storage, explained that all of the other property owners used the existing centerline to determine the street alignment and the City was asking him to take the brunt of the street widening requirement.

COMMISSION ACTION

KARL ZOBELL moved to deny the appeal and approve the map amending the map condition to read as follows:

Murray Canyon Road is classified as a 4-lane collector street with an ultimate right-of-way width of 84 feet.

The subdivider shall complete the dedication of the north half by extending the dedication a distance of 42 feet from the centerline 5 feet to the south of the 80-foot right-of-way as depicted on Map No. 10097 and extended to meet the centerline of Murray Canyon Road as shown on Map No. 11034. The subdivider shall improve the roadway to provide a 32-foot-wide travelway north of the centerline with paving, curbs, and a six-foot non-contiguous sidewalk located adjacent to the property line.

Seconded by AL KERCHEVAL, the Commission voted 4-3 (BENN, CALKINS and the Chair voting in the negative) to approve the motion.

ITEM-4 UPTOWN EMERGENCY ORDINANCE -- EXTENSION OF TIME. THIS ITEM IS A ONE-YEAR EXTENSION OF THE UPTOWN EMERGENCY ORDINANCE, WHICH IS SCHEDULED TO EXPIRE ON MAY 4, 1988.

JOHN WILHOIT present Planning Department Report No. 88-016.

TESS WILCOXSON, Chair of the Uptown Planners, spoke in favor of the extension of time for the emergency ordinance. She explained they had not yet completed their plan.

JAMES LADD spoke in opposition to the extension of time. He explained he owned a 5-unit residential project on a 9,000-square-foot lot. He stated he had planned to construct an additional three units with parking underneath which would not be allowed under the proposed zoning.

JAY RICHEN posed a question regarding Front Street between Washington and Lewis.

MARK KRASNER, representing Jackson and Associates, indicated he was not opposed if the extension of the emergency ordinance only applied to residential projects.

JOHN WILHOIT explained the ordinance only applied to new residential projects; however, it did apply to all demolition permits.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 6-0 (CALKINS not present) to approve the extension of time as recommended by staff.

RECESS/RECONVENE

The Commission recessed at 2:55 p.m. and reconvened at 3:05 p.m.

ITEM-4A MISSION VALLEY FACILITIES FINANCING PLAN

BILL SCHEMPERS presented Planning Report No. 88-021.

LANCE BURRIS, representing the Financial Subcommittee of the Mission Valley Unified Planning Committee, indicated their group voted 11-3 with 2 abstentions to recommend approval of the financing plan for Mission Valley.

GENE KEMP, representing Fashion Valley, stated he was concerned regarding the proposed roadway improvements which would result in a loss of 300 parking spaces for the Fashion Valley Center. He felt the roadway was not a benefit to his shopping center.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-1 (BENN voting in the negative with CHRIS CALKINS not present) to approve the Mission Valley Financing Plan.

ITEM-5 CITY COUNCIL POLICY ESTABLISHING STANDARDS AND GUIDELINES FOR REVIEW OF DEVELOPMENT AGREEMENTS (WORKSHOP).

BOB KORCH present Planning Department Report No. 88-029.

KIM KILKENNY, representing the Construction Industry Federation, indicated his support for Attachment 5 which is the Draft Second Compromise Policy.

MIKE STRODE stated they were developing industrial projects in the Otay Mesa area. He indicated development agreements were needed assurances to developers.

KATHY GILES, representing the Sierra Club, stated she was not invited to attend these meetings and participate in this subject. She stated they should be very careful about this policy so as not to relinquish our police powers. She indicated Attachment 2 would be the one they would want in this period of uncertainty.

PAUL ROBINSON requested that the Regents Park Development Agreement be allowed to go forward to Council. He indicated it was a minor issue and yet because of the possibility of amending the policy on development agreements, many were being held by the department and not being processed.

KARL ZOBELL stated development agreements were a necessary and powerful tool for the City. He recommended another workshop because he was not satisfied with the material as presented by staff. Because the development agreement creates an economic monopoly, Mr. ZOBELL stated the price ought to reflect the real potential costs to the community.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to forward the Regents Park Development Agreement onto Council for consideration because it was a minor housekeeping amendment to an existing development agreement.

On motion of KARL ZOBELL, seconded by PAULA OQUITA, the Commission voted 6-0 (CALKINS not present) to create a study group consisting of two Planning Commissioners, City Attorney, City Manager and Planning staff to further review possible alternative policies on development agreements for a report back to Commission in a workshop. It was indicated that the study group would report back to the Planning Commission in the shortest timeframe possible.

ITEM-6 ANNOUNCEMENTS

There were no announcements nor public comment during this portion of the meeting.

ADJOURNMENT

The Commission adjourned at 4:50 p.m.