

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 10, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.
The Planning Commission adjourned at 2:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-absent
Commissioner Albert Kercheval-present
Commissioner Paula Oquita-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Lee Okeson, Deputy Director, Development Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF OCTOBER 13, 1988

COMMISSION ACTION

On motion YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (KERCHEVAL and PESQUEIRA not present with OQUITA not voting) to approve the minutes of October 13, 1988.

ITEM-2 REVIEW OF COUNTY LEASE SITE FOR GENERAL PLAN CONSISTENCY. LOCATED AT 8525 GIBBS DRIVE. OWNER/APPLICANT: COUNTY OF SAN DIEGO DEPARTMENT REAL PROPERTY.

BOB DIDION presented Planning Department Report No. 88-435.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not present) to find the County lease site located at 8525 Gibbs Drive in conformance with the General Plan.

ITEM-3 STREET ACTION 87-528 -- THE VACATION OF PACIFIC HIGHWAY ADJACENT TO PUEBLO LOTS 262 AND 263. APPLICANT: NASLAND ENGINEERING FOR STORAGE EQUITIES, INC.

JIM McLAUGHLIN presented the Engineering and Development Department report.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL AND PESQUEIRA not present) to approve the street action as recommended by staff.

ITEMS 4
AND 4A

PLANNED DISTRICT ORDINANCE AMENDMENT TO ADD MEDICAL OFFICES TO THE USES PERMITTED ON LOT 33, NORTH CITY WEST EMPLOYMENT CENTER UNIT 2C, MAP NO. 11460.

DEVELOPMENT PERMIT NO. 88-0505 TO CONSTRUCT, USE AND MAINTAIN A 60,000-SQUARE-FOOT, THREE STORY MEDICAL OFFICE BUILDING LOCATED ON THE SOUTHEAST CORNER OF EL CAMINO REAL AND HIGH BLUFF DRIVE, LOT NO. 33, NORTH CITY WEST EMPLOYMENT CENTER. OWNER: PARDEE CONSTRUCTION CO. APPLICANT: SCRIPPS MEMORIAL HOSPITAL.

ROBERT GREEN presented Planning Department Report No. 88-432.

JAMES LEARY, architect representing the applicant, stated he had worked on the project for many months and was available for Commission questions.

MARK DiLORIO, representing the Lakes Homeowners Association, spoke in opposition to the project. He stated their condominiums were located within 300 feet of the proposed medical offices and they were concerned about the increase in traffic that would be generated by this project and the safety of their children playing in the area.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 6-0 (PESQUEIRA not present) to certify the negative declaration and approve the plan amendment and permit as recommended by the Department.

ITEM-5

BERNARDO CENTER DRIVE REZONE NO. 88-0502; REQUEST TO REZONE A 9.8 ACRE SITE FROM A-1-10 TO M-IP. LOCATED NORTH OF BERNARDO CENTER DRIVE, WEST OF INTERSTATE 15 AND SOUTH OF WEST BERNARDO DRIVE IN THE RANCHO BERNARDO COMMUNITY. LEGAL DESCRIPTION: PORTION OF LOT 11, BERNARDO HEIGHTS INDUSTRIAL PARK, UNIT 8, MAP NO. 6293; AND A PORTION OF LOT 12 OF BERNARDO HEIGHTS INDUSTRIAL PARK, UNIT 9, MAP NO. 6513. OWNER: HOME CAPITAL CORP. APPLICANT: MOUNTAIN PEAK PARTNERS, LTD.

BOB DIDION presented Planning Department Report No. 88-436.

ROBERT SMITH, representing the applicant, indicated that he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (PESQUEIRA not present) to certify the negative declaration and recommend approval of the rezoning as recommended by staff.

ITEMS 6, VIA DE LA VALLE SPECIFIC PLAN AMENDMENT, REZONING FROM
6A A-1-10 TO R1-10000 AND R1-40000, AND APPEALS OF THE
AND 6B SUBDIVISION MAP AND PLANNED RESIDENTIAL DEVELOPMENT
PERMIT APPROVALS. DESCRIPTION: THIS PROJECT WILL ADD
25 SINGLE-FAMILY RESIDENCES ON 8.1 ACRES TO THE
SPECIFIC PLAN AREA LOCATED ON THE NORTH SIDE OF VIA DE
LA VALLE, ONE MILE EAST OF THE INTERSTATE 5 FREEWAY
(PORTION OF LOT 8, SECTION 6, TOWNSHIP 14 SOUTH, RANGE 3
WEST, SBM). OWNER: FAIRBANKS RANCH RACQUET CLUB
APARTMENTS, LTD. APPLICANT: DEL MAR DEVELOPMENT CO.

SUE BALDWIN and NICK OSLER reviewed Planning Department Report No. 88-422.

ROBERT IRISH, applicant, spoke regarding the history of the project and development along Via de la Valle as it currently exists.

JACK NEWQUIST, applicant, spoke in support of the project. He spoke regarding the project's plan for noise attenuation, and traffic safety.

GREG LEWIS, spoke in support of the project.

JOHN RIDDLE stated he was a resident of Rancho Santa Fe and felt the development would be an asset to the area.

ROBERT JACKSON, area resident, stated the applicants had developed quality projects and he was in support of the their proposal.

LAMBERT MANSON spoke in support of the project.

DONALD WILLIS, representing the Council of Homeowners Association, spoke in opposition to the project. He stated his opposition was based on the high density proposed.

DR. ARKEL SHENOY, area resident, spoke in opposition to the project, stating it did not meet the requirements of the specific plan.

ROBERT MEANS, representing the San Dieguito Planning Group, indicated the Solana Beach City Council had voted unanimously to recommend denial of the proposed project.

GAIL MAC LEOD, representing Rancho Santa Fe Association, stated the project was too dense and would be inconsistent with the San Dieguito River Plan. She recommended no higher density than one unit per 15,000 square feet.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, spoke in opposition to the project. She was concerned about the urban preserve and the run off this project would have into the basin.

ALICE GOODKIND, representing the Friends of the San Dieguito River Valley, spoke in opposition to the project.

HARRY MATHIS, representing the San Dieguito River Valley Regional Park Citizens Advisory Committee, spoke in opposition to the project based on the overall potential impact this project as well as others would have on the San Dieguito River Valley.

ROBERT MITCHELL, representing the Del Mar Homeowners Association, stated he was opposed to the development and stated it was a question of spot zoning.

KEITH ADAIR spoke in opposition to the project. He stated this project would threaten the safety of his area by blocking access for fire and emergency vehicles.

WILLIAM DAHL, Rancho Santa Fe resident, state he was opposed to the project based on the traffic the project would generate.

BETTY SHEPPARD, representing Del Mar Homeowners, stated she was opposed to the project because of the density and the traffic problems it would create.

JACK NEWQUIST stated the concerns of the area residents were valid and they had reviewed the development with staff. He indicated, rather than developing a commercial area, it was felt residential was more appropriate for the location.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 4--2 (KERCHEVAL and LARSEN voting in the negative with PESQUEIRA not present) to recommend denial of the amendment to the specific plan and rezoning and to deny the map and permits based on inconsistency with the surrounding development. Further, it was stated that Via de la Valle was dangerous road and other uses for the site including commercial should be considered.

RECESS, RECONVENE

The Commission recessed at 11:15 and reconvened at 11:20 a.m.

ITEM-7 NORTH COASTAL SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 2 OF 3): LA JOLLA CANCER RESEARCH FOUNDATION - UNIVERSITY COMMUNITY PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT. OWNER/APPLICANT: LA JOLLA CANCER RESEARCH FOUNDATION.

THERESA WILKINSON presented Planning Department No. 88-405.

JOHN THELAN, attorney representing the applicant, spoke to the Department's recommended continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, THE Commission voted 5--0 (ZOBELL and PESQUEIRA not present) to continue this item to January 5, 1989 at 9:00 a.m.

ITEMS 8 AND 8A NORTH COASTAL SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 3 OF 3): REGENTS PARK - UNIVERSITY COMMUNITY PLAN AMENDMENT AND APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT NO. 88-0589. OWNER/APPLICANT: LOMAS SANTA FE, INC.

PAUL ROBINSON, attorney representing the applicant, requested a continuance.

No one spoke in opposition to the request.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (PESQUEIRA and ZOBELL not present) to continue this item to December 8, 1988 and 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:35 p.m.

ITEM-9 CHINESE REGAL CONDOMINIUMS, CONCEPT DRAWINGS - EAST SIDE OF THIRD AVENUE BETWEEN ISLAND AND J. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-442.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-0 (PESQUEIRA, KERCHEVAL and ZOBELL not present) to approve the basic concept drawings for the Regal Chinese Condominiums as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 1:40 p.m and reconvened at 2:00 p.m.

ITEM-10 PUBLIC FACILITIES IN SAN YSIDRO AND STATUS REPORT ON THE SAN YSIDRO COMMUNITY PLAN UPDATE.

Staff introduced the Chairperson of the local planning group.

Because of the interest in this item and the few Commissioners present, it was suggested that this item be rescheduled when all Commission could be present.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, KERCHEVAL and PESQUEIRA not present) to conduct a workshop on this item December 8, 1988 at 3:00 p.m.

ITEM-11 ANNOUNCEMENTS/PUBLIC COMMENT -- ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The Commission adjourned at 2:10 p.m.