

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
FEBRUARY 25, 1988  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by chairperson Paula Oquita at 9:10 a.m. The Planning Commission adjourned at 4:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman 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  
Lee Okeson, Deputy Director, Development Planning-present  
Tom Salgado, Principal Planner-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jim McLaughlin, Engineering and Development-present  
Mary Lee Balko, Acting Deputy Director,  
Community Planning-present  
Assistant Planning Director Michael J. Stepner-present  
Recorder Janet MacFarlane-present

ITEM A

LEE OKESON introduced TIM PAWLAK, newly assigned planner in the Development Division.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF JANUARY 28 AND FEBRUARY 4, 1988.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the minutes of January 28 and February 4, 1988.

ITEM-2 AMENDMENTS TO THE ZONING ORDINANCE - MULTI-FAMILY RESIDENTIAL PARKING REQUIREMENTS.

PAUL CURCIO presented Planning Department Report No. 88-044 and Addendum 88-044 A1.

LISA LUKES-McQUADE further reviewed the proposed parking requirements.

LARRY VAN WEY, Engineering Department, indicated with the addendum, the Engineering and Development Department would support the proposed parking requirements. He indicated when projects develop under the proposed parking requirements, they would be analyzed to see if the requirements were adequate.

KIM KILKENNEY, representing the Construction Industry Federation, indicated his support for the proposed parking requirements.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group and Coastal Preservation Committee, indicated they were in opposition to the proposal. She stated the parking standards should be higher.

CAROL LANDSMAN, representing the Greater North Park Planning Committee, spoke in opposition to the staff recommended parking requirements and indicated as an interim, she would propose a 1.5 and 2.0 parking ratio across the board.

JIM MADAFFER, Vice Chair of the Community Planners Committee, indicated on Tuesday, February 23, the Community Planners Committee considered this item and voted to recommend a 1.5 and 2.0 parking requirements.

STEVEN GROW, representing the San Diego Apartment Association, spoke in support of the proposal.

BILL GRAHAM, City Liaison to MTDB, indicated from the standpoint of the Transit Board they would support the proposal.

KEVIN WALSH, spoke in opposition to the requirements indicating that projects in the pipeline should be exempted from the provisions of the new ordinance.

#### COMMISSION ACTION

On motion KARL ZOBELL, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with CALKINS not present) to approve the amendment to the parking ordinance as recommended and modified by staff.

#### RECESS/RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

#### ITEM-3, 4 AND 4A

APPEAL OF THE BERNARDO VISTA DEL LAGO PLANNED RESIDENTIAL DEVELOPMENT AND ACCOMPANYING TENTATIVE MAP NO. 86-0897 AND CONSIDERATION OF REZONE APPLICATION NO. 86-0897. LOCATED ON THE EAST SIDE OF INTERSTATE 15, SOUTH AND WEST OF POMERADO ROAD, IN THE EXISTING A-1-1, R1-20,000 AND HILLSIDE REVIEW OVERLAY ZONE (PROPOSED A-1-1, R-3000 AND HILLSIDE REVIEW OVERLAY ZONE) IN THE RANCHO BERNARDO COMMUNITY. EQD NO. 86-0897. OWNER: AVCO COMMUNITY DEVELOPERS, INC. APPLICANT: LAGUNA BERNARDO MANAGEMENT COMPANY. APPELLANT: DARRELL F. SNOOK.

KEVIN SULLIVAN presented Planning Department Report No. 88-076.

DARRELL SNOOK, representing the Montellena Homeowners Association, stated their homes were located directly across Pomerado Road from the proposed project. He stated the major issue was the traffic and the impact on the Pomerado/I-15 interchange. He questioned if it

would be adequate to handle the daily trips projected by the development. He encouraged the Commission and Council to contact CALTRANS for a resolution to the problem of the interchange.

PAUL ZIMMER, representing AVCO Community Development, indicated support for staff recommendation. He also indicated he accepted the conditions imposed by the Engineering and Development Department. He stated the project was in conformance with the Community Plan and they had three environmental evaluations of this project site.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (BENN and ZOBELL voting in the negative with CALKINS not present) to deny the appeal and approve the PRD, tentative map and rezoning as recommended by staff, noting the concern regarding the drainage into the Lake Hodges basin, and adding the following condition to the tentative map as recommended by the Engineering and Development Department:

"To reduce erosion impacts, the following measure shall be implemented during project grading: All manufactured slopes shall be hydroseeded following completion of grading. The grading plan shall incorporate erosion control procedures to be used during project development. Temporary erosion control measures shall include but are not limited to, berms, interceptor ditches, sand bagging, hay bales, filtered inlets, debris basins, energy dissipating structures, or silt traps."

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 REZONING CASE NO. 87-0115, FROM A1-10,000 (HILLSIDE REVIEW OVERLAY) TO R1-5,000 (HRO) OVER A 40.3-ACRE SITE. LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY. PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. PENASQUITOS EAST COMMUNITY PLANNING AREA. OWNER/APPLICANT: FREDERICK HAMPE, RAYMOND HAMPE, RICHARD B. WILLIAMS AND BESSIE M. WILLIAMS.

KEN UNRUH, applicant, requested a continuance on the matter. He indicated they were working very closely with the community planning group on the FBA's for the area. He indicated the development was a part of the community plan update and felt a continuance was in order.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 6-0 (CALKINS not present) to continue this rezoning to April 21, 1988, at 9:00 a.m.

ITEM-7 RESOURCE PROTECTION OVERLAY ZONE - BOUNDARY ADJUSTMENTS.

GREG KONAR presented Planning Department Report No. 88-063. He noted staff was recommending that the Stonecrest Specific Plan area be deleted from the Overlay Zone.

MAX STROBL, representing Stonecrest, requested that Area 6, known as Stonecrest, be exempted from the Overlay Zone.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by YVONNE LARSEN, the Commission voted 6-0 (CALKINS not present) to approve the Overlay Zone deleting the Stonecrest area as recommended by staff.

RECESS/RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:40 p.m.

THE COMMISSION TRAILED ITEMS 8, 9, 11 AND 12.

ITEM-13, 13A

PALM VISTA MOBILEHOME ESTATES OTAY MESA COMMUNITY PLAN AMENDMENT WITHDRAWAL FROM PLANNING COMMISSION AGENDA

GEORGE HARRIS indicated his opposition to the withdrawal of this item.

CHARLES GILL, representing the owner of the property, indicated they wished the item withdrawn.

As this item was withdrawn, no Commission action was necessary.

ITEM-10 SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO 2 OF 4): MKEG PROPOSAL - OTAY MESA-NESTOR COMMUNITY PLAN. THE PROPOSED PROJECT WOULD ALLOW INDUSTRIAL DEVELOPMENT WITHIN THE FLOODPLAIN OF THE OTAY RIVER ON LAND WHICH IS CURRENTLY DESIGNATED AS PARK AND OPEN SPACE. THE PROPOSED AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE OTAY MESA-NESTOR COMMUNITY PLAN WOULD ALLOW CHANNELIZATION OF THE OTAY RIVER WHILE PROVIDING 104 ACRES OF INDUSTRIAL DEVELOPMENT (INCLUDING STREETS) AND AN 11-ACRE NEIGHBORHOOD PARK. THE PROPERTY COMPRISES 159 ACRES AND IS LOCATED WEST OF INTERSTATE 5 BETWEEN PALM AVENUE AND MAIN STREET (REFER TO ATTACHMENT 1). OWNERS: WILLIAM KRUER, EGGER AND GHIO INC., AND DAVID MALCOLM (REFER TO ATTACHMENT 2). APPLICANT: MKEG ASSOCIATES.

JOHN THELAN, attorney representing MKEG, requested an indefinite continuance on this item. He explained the environmental impact report had just been finalized and was necessary further review.

#### COMMISSION ACTION

On motion of KARL ZOBELL, seconded by LYNN BENN, the Commission voted 7-0 to continue this item indefinitely subject to a requirement of renoticing.

The Commission continued presentations of items 8, 9, 11 and 12.

ITEM-8 SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS. THIS REPORT IS FOR INFORMATIONAL PURPOSES ONLY. THIS REPORT ANALYZES CUMULATIVE IMPACTS OF THE FOLLOWING FOUR SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS, WHICH ARE PROVIDED IN THE FOLLOWING PLANNING DEPARTMENT REPORTS. 1. MOHLER - OTAY MESA-NESTOR; 2. MKEG - OTAY MESA-NESTOR; 3. MALCOLM/SMYTHE AVENUE APARTMENTS - SAN YSIDRO; 4. GATEWAY FAIR - OTAY MESA. (SEE ATTACHMENT 1, LOCATION MAP).

MIKE STANG presented Planning Department Report No. 88-078.

ITEM-9 SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 1 OF 4): MOHLER - OTAY MESA-NESTOR COMMUNITY PLAN. THE SUBJECT PROPERTY INCLUDES 0.87 ACRES AND IS LOCATED ON 19TH STREET BETWEEN ELDER AND ELM AVENUES IN OTAY MESA-NESTOR. THIS PROPOSAL WOULD AMEND THE OTAY MESA-NESTOR COMMUNITY PLAN LAND USE DESIGNATION FROM SCHOOL TO LOW DENSITY RESIDENTIAL (5-10 DWELLING UNITS PER NET ACRE). APPROVAL OF THE AMENDMENT AS PRESENTLY PROPOSED COULD RESULT IN THREE SINGLE-FAMILY DWELLINGS ON THE PROPERTY. ONE SINGLE-FAMILY HOME PRESENTLY EXISTS ON THE SITE. OWNER/APPLICANT: GEORGIA S. MOHLER (SEE ATTACHMENT 1 FOR LIST OF PERSONS WITH FINANCIAL INTEREST).

STEVE CONWAY presented Planning Department Report No. 88-079.

RUTH SCHNEIDER, representing the Otay Mesa-Nestor Community Planning Group, indicated their support for the plan amendment.

No one appeared in opposition to this item.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 7-0 to approve the amendment as recommended by staff.

ITEM-11, 11A 11B, 11C

SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 3 OF 4) MALCOLM/SMYTHE AVENUE APARTMENTS - SAN YSIDRO COMMUNITY PLAN. THE PROJECT PROPOSES A TOTAL OF 128 MULTI-FAMILY UNITS ON TWO SITES TOTALING 6.7 ACRES, LOCATED DIRECTLY SOUTH OF HIGHWAY 117 ON BOTH SIDES OF SMYTHE AVENUE, NORTH OF ATHEY AVENUE AND EAST OF VIA DE LA MELODIA. THE TWO VACANT PARCELS: 3.11 ACRES AND 3.62 ACRES, WITH 50 DWELLING UNITS AND 78 DWELLING UNITS PROPOSED, RESPECTIVELY. THE PROJECT REQUIRES AN AMENDMENT TO THE SAN YSIDRO COMMUNITY PLAN, A REZONE FROM A-1-10 (AGRICULTURAL) TO R-1500 (RESIDENTIAL AT 19.1 DWELLING UNITS PER NET ACRE), A PLANNED RESIDENTIAL DEVELOPMENT PERMIT AND A TENTATIVE MAP (SEE ATTACHMENT 1). OWNER/APPLICANT: YSIDRO LAND COMPANY/ROBINHOOD HOMES, INC. (SEE ATTACHMENT 8, LIST OF PERSONS WITH FINANCIAL INTEREST). APPELLANT: YSIDRO LAND COMPANY/ROBINHOOD HOMES, INC., (SEE ATTACHMENT 7, APPEAL TO THE PLANNING COMMISSION).

SUE PEARSON presented Planning Department Report No. 88-081.

BARRY ROSS, applicant, gave a slide presentation showing the area to be developed.

LYNN HEIDL, attorney representing the applicant, spoke in support of the zone designation on the property.

RUTH SCHNEIDER, Chairman of the Otay Mesa-Nestor Community Planning Group, indicated they are opposed to the project. She stated they are opposed to the density of the project and the impact it would have on the schools and traffic in the area.

KATHLEEN WAHL, representing Gateway Estates and Villa Nueva Apartments, spoke in opposition to the project.

MICHAEL FREEDMAN, representing the San Ysidro Planning and Development Group, spoke in opposition to the project.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by KARL ZOBELL, the Commission voted 7-0 to deny the plan amendment, rezoning, tentative map and PRD as recommended by staff.

#### RECESS/RECONVENE

The Commission recessed at 3:00 p.m. and reconvened at 3:10 p.m.

#### ITEM-12, 12A, 12B, 12C

SOUTH SAN DIEGO CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 4 OF 4): GATEWAY FAIR-OTAY MESA COMMUNITY PLAN.  
1. AMENDMENT TO THE OTAY MESA COMMUNITY PLAN, AND THE PROGRESS GUIDE AND GENERAL PLAN. 2. REZONING NO. 87-0218 - FROM A-1-10 TO CA. 3. PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 87-0218 - APPEAL OF PLANNING DIRECTOR'S DENIAL. 4. CONDITIONAL USE PERMIT NO. 87-0218 - APPEAL OF PLANNING DIRECTOR'S DENIAL.

MIKE STANG presented Planning Department Report No. 88-082.

BRUCE TABB, Environmental Development, spoke in support of the commercial use for the property. He indicated the area topography was already disturbed and the needs of the existing residential community and developing community would support a commercial development.



GEOFF REESLUND, SGPA, indicated this was providing a needed retail, visitor and freeway oriented businesses.

AL GOBAR spoke regarding the need and economic support for this project.

TONY GOMEZ, representing the San Ysidro Chamber of Commerce, spoke in support of the project.

PAUL CLARK, representing the San Ysidro Chamber of Commerce, indicated their support for the project.

VAL GUERRA, stated he was a 28 year resident of the area and spoke in support for the need for shopping in the area.

RUTH SCHNEIDER, Chairman of the Otay Mesa Planning Group, indicated their concern with regard to the noise that would be generated from the airport. She did not feel that residential use in this area would be appropriate.

WILLIAM BURNETT, indicated his opposition to the rezoning. He explained they were owners of 40 acres designated as a town center site.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 6-1 (BENN voting in the negative) to approve the plan amendment.

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue the rezoning, PCD and CUP to March 24, 1988 at 9:00 a.m.

ITEM-14

MISCELLANEOUS

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

ADJOURNMENT

The Commission adjourned at 4:20 p.m.