

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 4, 1988
AT 9:00 A.M.
IN THE COMMITTEE ROOM -- 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Paula Oquita at 9:20 a.m. The Planning Commission adjourned at 4:30 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
Lee Okeson, Deputy Director-present
Joe Flynn, Deputy Director-present
Mary Lee Balko, Acting Deputy Director-present
Tom Salgado, Principal Planner-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development Department-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF JANUARY 14, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 7-0 to approve the minutes of January 14, 1988.

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

JIM McLAUGHLIN presented Engineer and Development Department report dated December 14, 1987.

ALLEN COMSTOCK, 3370 Brant Street, explained he was one of the applicants proposing the street closing. He indicated as the local planning group had requested, they agreed to restrict building construction on the vacated portion of the street, which would become a matter of public record.

MICHAEL TUDORY spoke in support of the street vacation. He indicated none of the neighbors objected to the street vacation. He stated, in effect, they were legitimizing the existing use of the property.

JOHN LOMAC stated he was one of the Uptown Planners who voted against the street vacation. He stated the criteria for approval of the street vacation was not met. He thought perhaps in the future this area would be appropriate for open space.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 4-3 (ZOBELL, PESQUEIRA AND KERCHEVAL voting in the negative) to deny the street vacation.

ITEM-2 TEMPORARY SIGNAGE FOR NEW MULTI-FAMILY RENTAL PROJECTS. WRITTEN COMMUNICATION FROM DOUGLAS ALLRED COMPANY REQUESTING COMMISSION CONSIDERATION OF TEMPORARY SIGNAGE. OWNER/APPLICANT: DOUGLAS ALLRED COMPANY.

JOE FLYNN presented Planning Department Report No. 88-054.

BILL SCOTT spoke in support of allowing by right a temporary real estate sign advertising large rental projects recently constructed similar to that allowed for the sale of new homes. He stated the problem was that the signs allowed were not adequate for larger projects.

R. MICHAEL PACK explained the current ordinance did not make a distinction between a ten unit apartment complex and a 400 unit complex and more signage was needed for the larger projects. He recommended a modification to the existing ordinance allowing more signage for an initial 12 month rental start-up period.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-1 (LARSEN voting in the negative) not to review the ordinance for possible amendments.

RECESS, RECONVENE

The Commission recessed at 10:10 a.m. and reconvened at 10:30 a.m.

ITEM-3 REQUEST FOR AN INDEFINITE CONTINUANCE OF THE ATLAS SPECIFIC PLAN HEARING. THE ATLAS SPECIFIC PLAN PROPOSES OFFICE, HOTEL AND LIMITED RESIDENTIAL DEVELOPMENT OF SEVEN NON-CONTIGUOUS SITES ENCOMPASSING 93 ACRES. SIX SITES ARE LOCATED IN MISSION VALLEY, WEST OF STATE ROUTE 163, BOTH NORTH AND SOUTH OF INTERSTATE 8. ONE SITE IS LOCATED IN UPTOWN. PROPOSED LAND USES INCLUDE APPROXIMATELY 310,000 SQUARE FEET OF OFFICE USE, 3,600 HOTEL ROOMS AND FIVE DWELLING UNITS. OWNER/APPLICANT: ATLAS HOTELS, INC.

Staff requested an indefinite continuance on this item.

WILLIAM SHEARER requested a continuance to April rather than an indefinite continuance.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue indefinitely the Mission Valley Community Plan Amendment as it relates to the Atlas Specific Plan.

ITEMS-4, 5, 6 AND 7

LOMA LINDA VISTA -- AN AMENDMENT TO THE LINDA VISTA AND MISSION VALLEY COMMUNITY PLANS, REZONE NO. 85-0643 FROM COMMERCIAL OFFICE (CO), AND HILLSIDE REVIEW (HR) TO COMMERCIAL SHOPPING CENTER (CA); APPEAL OF ASSOCIATED PLANNED COMMERCIAL DEVELOPMENT PERMIT AND TENTATIVE MAP NOS. 85-0643. THE LOMA LINDA VISTA PROJECT PROPOSES A TOTAL OF 794,216 SQUARE FEET OF COMMERCIAL DEVELOPMENT ON 9.9 ACRES IN THE NORTHWEST CORNER OF THE INTERSECTION OF FRIARS ROAD AND ULRIC STREET. THE SITE IS PRESENTLY VACANT. PROPOSED LAND USES INCLUDE 275,428 SQUARE FEET OF OFFICE; 24,000 SQUARE FEET OF RETAIL; 23,200 SQUARE FEET OF RECREATION FACILITIES; A 13,250-SQUARE-FOOT RESTAURANT; A 116-ROOM HOTEL; SEVEN RESIDENTIAL DWELLING UNITS AND 335,400 SQUARE FEET OF STRUCTURE ACCOMMODATING 1,226 PARKING SPACES (SEE ATTACHMENT 1). OWNER: ROQUE DE LA FUENTE. APPLICANT: D' & D', A CALIFORNIA PARTNERSHIP. (SEE ATTACHMENT 2 FOR STATEMENT OF FINANCIAL INTEREST). APPELLANT: D' & D', A CALIFORNIA PARTNERSHIP.

The Commission trailed these items until 2:30 p.m.

ITEMS-8, 9 AND 10

APPEAL OF THE CLIFF COURT PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT NO. 87-0325, ACCOMPANYING TENTATIVE MAP NO. 87-0325 AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0325. LOCATED ON THE NORTHERLY SIDE OF MISSION CLIFF DRIVE NORTH OF ADAMS AVENUE IN THE R1-5000, R1-40,000 HILLSIDE REVIEW OVERLAY AND RESOURCE PROTECTION OVERLAY ZONES IN THE UPTOWN COMMUNITY. EQD NO. 87-0325, A NEGATIVE DECLARATION. OWNER/APPLICANT: MR. JAMES SCHRAEFEL. APPELLANTS: MARY AND WALTER DEBRUNNER, VIRGINIA AND JACK WELCH, ET.AL.

BOB KORCH presented Planning Department Report No. 88-057.

DOROTHY LEONARD, representing the appellants, indicated the grant deed did not show the applicant as the owner and she questioned the validity of the application.

FRED CONRAD indicated the chain of title on a piece of property did not affect the validity of the Commission considering the application and they could proceed.

MRS. MARY DeBRUNER, Mission Cliffs Drive, spoke in opposition to the development. She indicated they were not opposed to something constructed on the lot but it should be sensitive and compatible with the neighborhood.

DONALD PATERSON, resident of Mission Cliffs Drive, spoke in opposition to the development. He stated the density of the property was excessive, noting there were only 2/3's of an acre that could be built upon.

GRACE KELLER recommended denial of the PIRD. She indicated that the project did not meet the purpose and intent of the ordinance and it was not compatible with the neighborhood. She explained parking was a problem as there were no onstreet parking proposed in the project.

DOROTHY LEONARD, representing the Mission Cliff Gardens Association, stated the project did not meet the purpose nor the intent of the PIRD Ordinance.

ANDREW BERRIDGE requested the applicant return the project to the community for further review.

ERIC SCHWISIBERG, attorney representing the applicant, stated the project met the requirements of the ordinance. He stated the applicant had attempted to work with the Uptown Planners and the project had been before them twice. He asked that the Commission support the staff recommendation and approve the project.

MONICA LEIPPER spoke in opposition to the project. She stated the street was very narrow and did not feel it could accommodate the project as proposed.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (ZOBELL AND BENN voting in the negative) to continue this item to February 11, 1988, at 11:00 a.m. for the purpose of conducting a field trip. It was noted that public testimony was closed.

RECESS, RECONVENE

The Commission recessed at 11:30 and reconvened at 11:40 a.m.

ITEM-11 EXTENSION OF CARDENO DRIVE AND FANUEL STREET. SHOULD CARDENO DRIVE AND FANUEL STREET BE CONNECTED TO ACCOMMODATE THROUGH TRAFFIC? THIS CONNECTION IS INDICATED IN THE LA JOLLA COMMUNITY PLAN AND IS A REQUIREMENT OF THE PLANNED RESIDENTIAL DEVELOPMENT PERMIT FOR LA JOLLA ALTA, UNIT NO. 13.

KARL ZOBELL indicated he would abstain from discussion and vote on this matter.

FRANK BELOCK present Planning Department Report No. 88-062.

PHIL SANFORD, Engineering and Development Department, gave a background on the requirement to extend the roadway. He explained that development had occurred on the basis of the linkage of Fanuel and Cardeno being made. He stated this additional traffic did create a greater accident potential and it did increase the City's liability. He stated the Department would continue to support the need for this connection.

RALPH SCHULER, representing the Pacific Beach La Jolla Coalition, spoke in support of this connection. He stated this was the route intended and designed as the collector street and currently traffic through the area was by means of residential streets with numerous curves and intersections.

ROBERT LYNCH reviewed the history of the La Jolla Alta Project and the requirement that the developer connect this roadway. He stated this connection had been promised to the area residents for the past 25 years.

TERRY ROSS spoke to the need for the connection.

MARILYN ACKROYD indicated the community's need for this roadway connection.

BOB GLASSER, representing the Foothills Managed Growth Committee, spoke in opposition to the connection. He indicated that additional traffic would be generated by this connection far in excess of what the Traffic Engineers were projecting. He recommended as a compromise solution that a gate be established prohibiting through traffic.

JACK RAMBAUD stated this was a local issue and they were convinced the route would taken an excessive amount of through traffic not anticipated.

MARCIA INGESOLL stated they were concerned about the safety, noise and traffic congestion in their community. She stated the connection would alter their quality of life and proposed the alternative solution that the developers of the Ventana Group would install a gate which would be maintained by the homeowners association.

PETER KUHNS, resident of La Jolla Alta No. 3, indicated his concern for safety and fire access. He indicated according to the Fire Department, the connection would offer no better fire protection than currently exists.

ART McDANIELS felt that more traffic would be diverted on the collector streets and travel onto Fanuel and Cardeno.

JAMES PIERIK indicated Cardeno Drive was already too dangerous. He noted it was a 40-foot wide right-of-way. He noted the Ventana Board of Directors voted against the connection.

SUE OXLEY spoke in opposition to the connection. She indicated there would be more traffic generated into an already crowded area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 6-0 (with ZOBELL abstaining) to support staff recommendation to require the connection as it currently exists.

RECESS, RECONVENE

The Commission recessed at 1:00 p.m. and reconvened at 3:15 P.m.

ITEMS-4, 5, 6 AND 7

LOMA LINDA VISTA - AN AMENDMENT TO THE LINDA VISTA AND MISSION VALLEY COMMUNITY PLANS, REZONE NO. 85-0643 FROM COMMERCIAL OFFICE (CO), AND HILLSIDE REVIEW (HR) TO COMMERCIAL SHOPPING CENTER (CA); APPEAL OF ASSOCIATED PLANNED COMMERCIAL DEVELOPMENT PERMIT AND TENTATIVE MAP NOS. 85-0643. THE LOMA LINDA VISTA PROJECT PROPOSES A TOTAL OF 794,216 SQUARE FEET OF COMMERCIAL DEVELOPMENT ON 9.9 ACRES IN THE NORTHWEST CORNER OF THE INTERSECTION OF FRIARS ROAD AND ULRIC STREET. THE SITE IS PRESENTLY VACANT. PROPOSED LAND USES INCLUDE 275,428 SQUARE FEET

OF OFFICE: 24,000 SQUARE FEET OF RETAIL; 23,200 SQUARE FEET OF RECREATION FACILITIES; A 13,250-SQUARE-FOOT RESTAURANT; A 116-ROOM HOTEL; SEVEN RESIDENTIAL DWELLING UNITS AND 335,400 SQUARE FEET OF STRUCTURE ACCOMMODATING 1,226 PARKING SPACES (SEE ATTACHMENT 1). OWNER: ROQUE DE LA FUENTE. APPLICANT: D' & D', A CALIFORNIA PARTNERSHIP. (SEE ATTACHMENT 2 FOR STATEMENT OF FINANCIAL INTEREST). APPELLANT: D' & D', A CALIFORNIA PARTNERSHIP.

BOB DIDION presented Planning Department Report No. 88-053.

LINDA JOHNSON reviewed the impacts of the project within the Mission Valley Development Intensity Ordinance.

ROQUE DELA FUENTE indicated his opposition to staff's recommendation. He questioned the method in which the subject property were allocated its trip generation which impacted the development intensity of his project.

MARGIE FIEDLER, represent the Linda Vista Community Planning Group, indicated her group's opposition to the project. She suggested modifications be made to reduce the amount of grading on the sensitive slopes. She indicated the applicant had been very cooperative to the community's concern, but they felt modifications were necessary.

JOHN MURPHY, representing the City Scene Homeowners' Association, stated his group was concerned with the impact on the area with respect to the additional traffic that would be generated by the project. He indicated there was a problem with the slope and would like to see a development on the site.

ROBERT O'SULLIVAN, representing Fashion Valley Shopping Center, indicated his opposition to the project. He expressed concern regarding the impact a pedestrian bridge would have on the Fashion Valley Center. He stated there was insufficient data to determine what the potential impacts of this project to the Fashion Valley Center might be. He stated they were concerned with loss of parking spaces as a result of any street widening as well as traffic congestion to Friar's Road. He explained Friars Road was their major access road.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-1 (CALKINS AND KERCHEVAL not present with PESQUEIRA voting in the negative) to support staff recommendation and deny the appeal and deny the rezoning, tentative map, and PCD.

ITEM-12 ANNOUNCEMENTS/PUBLIC COMMENT

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

ITEM-13 FIELD TRIP - MARKET STREET BETWEEN 26TH AND 27TH STREETS

The Commission conducted the field trip after consideration of Item 11 and prior to consideration of Items 4, 5, 6, and 7

ADJOURNMENT

The Commission adjourned at 4:30 p.m.