

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 24, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman Oquita at 9:10 a.m.
The Planning Commission adjourned at 4:00 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
Assistant Planning Director Michael J. Stepner-present
Lee Okeson, Deputy Director, Development Planning-present
Mary Lee Balko, Acting Deputy Director,
Community Planning-present
Tom Salgado, Principal Planner-present
Janis Gardner, Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF FEBRUARY 25, 1988 AND MARCH 3, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 6-0 (KERCHEVAL not present) to approve the minutes of February 25, 1988 and March 3, 1988. The minutes of February 25th were amended to indicate that under Item 4 that BENN and ZOBELL voted in the negative because of the mitigated negative declaration. Further to amend Item 12, to indicate the chair voted in the negative.

ITEM-2 INITIATION OF AN AMENDMENT TO THE NORTH CITY WEST DEVELOPMENT UNIT 7 PRECISE PLAN, COMMUNITY PLAN AND GENERAL PLAN. REDESIGNATE TWO CANYON AREAS FROM SINGLE-FAMILY RESIDENTIAL USE TO OPEN SPACE AND REDESIGNATE A SEVEN-ACRE SPECIAL USE AREA TO A NEIGHBORHOOD PUBLIC PARK. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

NICK OSLER presented Planning Department Report No. 88-097. Mr. Osler indicated the initiation of the plan amendment had been modified to include the southeast corner of the plan area.

TOM CROWLEY, representing Webber, McKenzie, and Jenkins, spoke in support of the plan initiation along with the modified boundary change.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to initiate the plan amendment as recommended by staff.

ITEM NOS.-
3,4,5

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. THE SUBJECT PROPERTY INCLUDES APPROXIMATELY 32 ACRES AND IS LOCATED ON THE EAST SIDE OF I-805, NORTH OF PALM AVENUE. THE PROPOSAL WOULD AMEND THE OTAY MESA COMMUNITY PLAN LAND USE DESIGNATION FROM VERY-LOW DENSITY RESIDENTIAL (0-15 DWELLING UNITS PER NET ACRE) TO COMMERCIAL FOR THE PURPOSE OF CONSTRUCTING A COMMUNITY COMMERCIAL SHOPPING CENTER. THE PROPOSAL ALSO INCLUDES A REZONING FROM THE A-1-10 (HR) (AGRICULTURAL) ZONE TO THE CA (COMMERCIAL SHOPPING CENTER) ZONE, A PLANNED COMMERCIAL DEVELOPMENT PERMIT, AND A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE SERVICE STATION. APPLICANT: ENVIRONMENTAL DEVELOPMENT, INC. (FINANCIAL INTEREST DISCLOSURE, ATTACHMENT 12).

PATRICK LOWE presented Planning Department Report No. 87-0218. He further indicated that staff was in agreement with additional Conditions 22 and 23 as submitted by the Engineering and Development Department.

BRUCE TABB, Environmental Development, spoke in support of the project. He indicated they had reduced the grading along the northern slope as well as the grading along other areas. He stated in addition to the revegetation project of the slopes, they were committed to maintaining the native vegetation. He indicated they had received community support for the project.

GEOFF REESLUND, SGPA, indicated they had reduced significantly the height and extent of the slopes. He stated there was an overall landscaping of 40 percent for the project site.

RON PECOFF spoke regarding revegetation of the slopes with the native plant species.

RUTH SCHNEIDER, representing the Otay Mesa Community Planning Group, indicated her group endorsed the plan unanimously.

TONY GOMEZ, President of the San Ysidro Chamber of Commerce, indicated that jobs were needed in the area and they were in support of this project.

ROGER CALDWELL, representing the MAAC Project, spoke in support of the plan. He indicated this would be one of the major sources of recruitment for hiring of local workers.

PAUL CLARK, member of the Otay Mesa Planning Group and Director of the San Ysidro Chamber of Commerce, indicated they supported the project 100 percent.

SUE MARTIN, area resident, spoke to the need for this type of facility in the area.

MATTHEW PETERSON, representing O-Mesa, indicated his opposition to the project. He indicated the Otay area had adequate commercial zone designation. He indicated the Gateway development would delay development of the Town Center by a number of years.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (the Chair and BENN voting in the negative) to deny the appeal and approve the PCD, CUP and rezoning subject to staff conditions and modifying Conditions Nos. 22 and 23 of the PCD as requested by the Engineering and Development Department as follows:

- "22. The applicant shall construct a traffic signal system at Palm Avenue and the north/south street in a manner satisfactory to the City Engineer and shall provide a conduit for the interconnection with the future signals at the I-805 ramps.
- "23. Prior to the issuance of any building permits, the applicant shall pay to the City cash in an amount not to exceed \$52,500 as this applicant's share of the cost of construction of a traffic signal system at the intersection of the project entrance and the north/south street in the future by others."

The Commission further modified approval to require Exhibit "A" to designate two single users, one being a required grocery store and the other a drug store or similar retail facility. The Commission adopted the following findings of overriding consideration:
1) There is a need for an adequate commercial center in the community and any other development to provide another source of retail area would not be feasible;

2) it is unlikely that an alternative plan would be presented that could satisfy the community's need for a commercial area in that location, and it would not appear feasible to put housing in this area because of the noise impacts; 3) elimination of additional grading would not provide enough area for the needed facilities; the reduced grading would be mitigated by the revegetation that would occur on the slopes; and 4) there is a need in the area for job generating activities.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEM-6 BERNARDO HEIGHTS COUNTRY CLUB CONDITIONAL USE PERMIT AMENDMENT NO. 87-1095. LOCATED AT 16066 BERNARDO HEIGHTS PARKWAY IN THE A1-10, R1-5000 ZONES IN THE RANCHO BERNARDO COMMUNITY. PARCEL 1 OF PARCEL MAP NO. 13190; PARCEL 4 OF PARCEL MAP NO. 13193; PARCEL 1 OF PARCEL MAP NO. 13212; PARCEL 2 OF PARCEL MAP NO. 13376; LOT 56 OF BERNARDO HEIGHTS UNIT NO. 8, MAP NO. 9716; LOT 4 OF BERNARDO HEIGHTS UNIT NO. 20, MAP 11099; LOTS 1, 2, 27, 109 OF BERNARDO HEIGHTS UNIT NO. 17, MAP NO. 11175. OWNER/APPLICANT: BERNARDO HEIGHTS COUNTRY CLUB.

KAREN ASHCRAFT presented Planning Department Report No. 88-105.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by CHRIS CALKINS, the Commission voted 7-0 to approve the amendment to the conditional use permit as recommended by staff.

ITEM-7 REZONING NO. 88-0225: PACIFIC BEACH REZONINGS. CITY-INITIATED REZONING OF VARIOUS PROPERTIES IN THE PACIFIC BEACH COMMUNITY PLANNING AREA TO COMPLY WITH THE IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM AND TO COINCIDE WITH THE LAND USE DESIGNATIONS IN THE PACIFIC BEACH COMMUNITY PLAN.

As several of the Planning Commissioners had not received their reports on this item, the Chair indicated a continuance would be necessary.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 7-0 to continue this item to March 31, 1988 at 2:30 p.m.

ITEM-8 CITY COUNCIL POLICY ESTABLISHING STANDARDS AND GUIDELINES FOR REVIEW OF DEVELOPMENT AGREEMENTS.

BOB KORCH presented Planning Department memo dated March 18, 1988, regarding the status of developing a proposed policy on development agreements.

ALAN PERRY spoke in opposition to specifics suggested in the draft and made several recommendations regarding the policy.

LANCE BURRIS spoke in opposition to the draft policy on development agreements.

PAUL ROBINSON suggested that nonsubstantive changes to existing development agreements not be part of the proposed policy.

KIM KILKENNEY indicated he was available for Commission questions.

JOHN FOWLER spoke regarding the policy.

CHARLES GILL, representing the Costa Verde project, requested that the Commission allow the amendment to the existing development to go forward because there were only minor design changes related to that agreement.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 7-0 to set this item for public hearing and further that nonsubstantive amendments to existing development agreements could be processed through the Planning Commission to Council ahead of the finalization of a proposed development agreement policy.

RECESS, RECONVENE

The Commission recessed at 11:30 a.m. and reconvened at 1:30 p.m.

Chairman Oguita noted that Commissioner CALKINS would not be present for the afternoon session.

ITEM-9 ADDITION OF A PUBLIC FACILITIES PHASING PLAN TO THE NORTH UNIVERSITY CITY PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT. THE ADDITION OF A PUBLIC FACILITIES PHASING PLAN TO THE NORTH UNIVERSITY CITY PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT IS PROPOSED TO ENSURE THE TIMELY AND ADEQUATE PROVISION OF PUBLIC FACILITIES DURING THE BUILDOUT OF THE COMMUNITY. OWNER/APPLICANT: THE CITY OF SAN DIEGO.

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

SUSAN BALDWIN presented Planning Department Report No. 88-088. She indicated staff was in agreement with the recommended changes in the Steel Group report dated March 23, 1988.

DAN BALDWIN, SAIC, questioned how the phasing plan would affect development of their Lot 1.

JIM LANTRY, representing the Bracken Company, recommended that the ADT be counted at the time the FBA fees were paid rather than at building permit issuance.

REBECCA MICHAEL, representing McKeller Development, indicated her client felt the ADT should be counted at the payment of the FBA fees.

PAUL ROBINSON recommended that the ADT be accounted at the time the FBA fee was paid with the proviso that if any additional fees were levied between that time and permit issuance, that the applicant would agree to pay such additional fees.

DAVID BLAIKLOCK indicated they were developing a senior living care facility in the area and requested they be specifically exempted should the ADT maximum count be reached before they were ready to obtain their building permit.

ALLEN HAYNIE, representing the Naimas Company, spoke in support of staff's recommendation.

GEORGE LATTIMER, Chairman of the University City Planning Group, spoke in support of staff's recommendation.

MARK STEELE, representing the M.V. Steel Group, Inc., indicated he was present to answer questions the Commissioners might have.

JACK McROSKEY stated he owned property in northern University City. He indicated his concern about the element that was addressed which was the "first come, first serve element."

JANAY KRUGER, representing University Ford, stated she was opposed to the automotive commercial area being included in that portion of the phasing plan.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (ZOBELL abstaining with CALKINS not present) to approve the phasing plan as recommended by staff and to further include the modifications proposed by the M.V. Steel Group and their March 23rd letter.

RECESS, RECONVENE

The Commission recessed at 2:30 p.m. and reconvened at 2:35 p.m.

- ITEM-10 APPEAL FROM THE SUBDIVISION BOARD'S DENIAL OF TENTATIVE PARCEL MAP NO. 87-1008, SYCAMORE DRIVE PARCEL MAP. THIS IS A PROPOSED TWO-PARCEL PARCEL MAP FOR LOT 16, BLOCK 27 OF LEXINGTON PARK, ACCORDING TO MAP NO. 1696, AS WELL AS A REQUEST FOR ZONING VARIANCES TO ALLOW AN AREA OF 4,234 SQUARE FEET, A WIDTH OF 52 FEET, A DEPTH OF 81 FEET AND A SIDE YARD SETBACK OF 5.5 FEET FOR PARCEL 1 AND AN AREA OF 3,562 SQUARE FEET, A WIDTH OF 55 FEET, A DEPTH OF 75 FEET AND A SIDE YARD SETBACK OF 5.5 FEET FOR PARCEL 2 WHERE THE MR-3000 ZONE REQUIRES AN AREA OF 6,000 SQUARE FEET, A WIDTH OF 60 FEET, A DEPTH OF 100 FEET AND A SIDE YARD SETBACK OF SIX FEET (ATTACHMENT 2). THE SITE IS LOCATED AT 4140 ND 4144 SYCAMORE DRIVE BETWEEN SHAMROCK STREET AND VIOLET STREET WITHIN THE MID-CITY COMMUNITY PLAN AND THE MID-CITY PLANNED DISTRICT (ATTACHMENT 1). OWNER/APPLICANT/APPELLANT: EDWIN J. BLANK AND MARLENE J. BLANK.

TOM MURPHY present Planning Department Report
No. 88-106.

EDWIN BLANK, applicant, spoke in support of the appeal.

No one appeared in opposition to this Item.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by AL KERCHEVAL, the Commission voted 5-1 (the Chair voting in the negative with CALKINS not present) to grant the appeal and approve the map and to make the findings of special circumstance based on the the existence of substantial improvements on the property and the unusual configuration of Sycamore Drive.

ITEM-10A WORKSHOP ON COUNCIL POLICY 600-24 - COMMUNITY PLANNING GROUP OPERATING PROCEDURES.

NANCY SCHWARZ noted the purpose of today's workshop was to allow for further comment from the Commission regarding Council Policy 600-24.

MERLIN OSTERHAUS indicated his support for an eight-year limit that members can serve on a planning group.

MAURICE BOLDUC indicated his support for the elimination of the the eight-year limit that members may serve on planning groups.

RUTH SCHNEIDER, representing the Otay Mesa-Nestor Planning Committee, spoke in opposition to the eight-year limit.

DEBRA CASHO, representing the Golden Hill Planning Group, indicated their group was in favor of maintaining the eight-year term limit for community service.

CAROL LANDSMAN, representing CPC, indicated their group's position was to support full removal of any limitation on consecutive service to planning groups.

JAMES LANTRY spoke in support of community planning groups.

JIM WHALEN, University City Planning Group, indicated that training for these planning groups was essential.

COMMISSION ACTION

No action by the Commission was required.

ITEM-11 PROPOSED "LIVING UNIT" ORDINANCE

JUDY LENTHALL presented Planning Department Report No. 88-093.

COMMISSION ACTION

No action by the Commission was required.

ITEM-12 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The Commission adjourned at 4:00 p.m.