

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 14, 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 9:10 a.m.  
The Planning Commission adjourned at 12:45 p.m.

**ATTENDANCE DURING THE MEETING:**

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

ITEM-A INTRODUCTION OF STACIE PLANTE

JIM MCLAUGHLIN introduced STACIE PLANTE who will be serving as the alternate Engineering Department representative to the Planning Commission.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MARCH 24, 1988.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 6-0 (BENN not voting) to approve the minutes of March 24, 1988.

ITEM-2 CONDITIONAL USE PERMIT NO. 10-562-1; SIX-MONTH REVIEW OF THE GOLFCREST/JACKSON AUTOMOBILE SERVICE STATION/ MINI-MARKET. LOCATED ADJACENT TO THE NORTHWEST CORNER OF JACKSON AND GOLFCREST DRIVES, DESCRIBED AS A PORTION OF LOT 399, LAKESHORE UNIT NO. 5, MAP NO 5178, IN THE CA ZONE, NAVAJO COMMUNITY PLAN. OWNER/APPLICANT: ATLANTIC RICHFIELD COMPANY (ARCO).

TRACY ELLIOT-YAWN presented Planning Department Report No. 88-131.

BARBARA MASSEY, representing the San Carlos Area Council, spoke in opposition to the service station extending to a 24-hour operation.

ROGER MOORE, representing Atlantic Richfield, spoke in support of the 24-hour operation indicating he was in support of the yearly review of the site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 7-0 to modify Condition 23 of the permit from a periodic review of three months to a yearly review and no change in the operating hours as recommended by the Department.

ITEM-3 REZONING CASE NO. 88-0313: CITY-INITIATED REZONING OF VARIOUS PROPERTIES WITHIN THE SOUTH PORTION OF SAN DIEGO BAY, AND THE OTAY MESA-NESTOR, TIA JUANA RIVER VALLEY, AND BORDER HIGHLANDS COMMUNITY PLAN AREAS. THE PROPOSED REZONINGS ARE INTENDED TO IMPLEMENT THE CITY OF SAN DIEGO'S LOCAL COASTAL PROGRAM LAND USE PLANS AND TO BRING THE CITY'S ZONING INTO CONFORMITY WITH THE ADOPTED COMMUNITY PLANS. LOCAL COASTAL PROGRAM (LCP) IMPLEMENTING ORDINANCES AND RELATED ITEMS. COUNCIL HEARING OF APRIL 5, 1988 (PLANNING REPORT NO. 88-123); COUNCIL INFORMATION REPORT ISSUED JANUARY 20, 1988 (INFORMATION REPORT NO. 88-048); COUNCIL HEARING OF MAY 19, 1987 (PLANNING REPORT NO. 87-235); COUNCIL HEARING OF APRIL 21, 1987 (PLANNING REPORT NO. \*7-168); COUNCIL HEARING OF MARCH 10, 1987 (PLANNING REPORT NO. 86-638); COUNCIL HEARING OF JANUARY 13, 1987 (PLANNING REPORT NO. 86-368); COUNCIL HEARING OF JULY 14, 1986 (PLANNING REPORT NO. 86-361); AND SUPPLEMENTAL MEMORANDUM DATED JULY 10, 1986; PLANNING COMMISSION HEARING OF MAY 16, 1986 (PLANNING REPORT NO. 86-283); PLANNING COMMISSION WORKSHOP OF MARCH 20, 1986 (PLANNING REPORT NO. 86-150). LOCATED IN AN AREA GENERALLY BOUNDED BY THE CITY OF CHULA VISTA TO THE NORTH, THE CITIES OF CORONADO AND IMPERIAL BEACH AND THE PACIFIC OCEAN TO THE WEST, THE MEXICAN BORDER TO THE SOUTH, AND INTERSTATE 5 AND HOLLISTER AVENUE TO THE EAST. OWNER: VARIOUS OWNERSHIP. APPLICANT: CITY OF SAN DIEGO.

FRAN FICARRO, representing Western Salt, requested a continuance on the rezoning for that portion of the area owned by her client.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 7-0 to continue this item to May 12, 1988 at 1:30 p.m.

RECESS, RECONVENE

The Commission recessed at 9:30 and reconvened at 10:00 a.m.

ITEM-4 SOCIAL SERVICE FACILITIES GUIDELINES, RECOMMENDATIONS FORWARDED FOR ADOPTION BY THE CENTER CITY SAN DIEGO PLANNING COMMITTEE. GUIDELINES FOR SOCIAL SERVICE FACILITIES IN CENTRE CITY ADOPTED BY THE CENTRE CITY SAN DIEGO PLANNING COMMITTEE (CCPC), NOVEMBER 10, 1987.

LARRY MONSERRATE presented Planning Department Report No. 88-130.

BILL NELSON, Centre City Planning Committee, spoke in support of the proposed guidelines.

GLENN ALLISON spoke in support of the guidelines.

JULIETTE MONDAT indicated her support for stringent guidelines for social service facilities in the Centre City area.

ANNE BROWN, representing Senior Community Centers, spoke in opposition to the guidelines. She stated that one of their proposed facilities might be in jeopardy because of the proposed guidelines.

ARTHUR STILLWELL, representing the Salvation Army, spoke in opposition to the guidelines. He expressed concern over regulating those agencies trying to assist the homeless.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to adopt the proposed guidelines as recommended by the Department.

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

BOB KORCH presented Planning Department Report No. 88-135.

CHRIS CALKINS addressed the changes proposed in the draft development agreement policy dated April 12, 1988.

ALAN PERRY recommended a more flexible and balanced policy and recommended that Attachment 5, the development agreement policy developed by staff be supported.

DAVID POOLE, representing Pardee Construction Company, questioned the requirement for a fiscal impact analysis requirement.

REBECCA MICHAEL spoke in opposition to the policy. She felt the proposed pipeline policy did not address the concern regarding existing development agreements.

LANCE BURRIS spoke in opposition to the proposed policy.

DENNIS NORDSTROM spoke in opposition.

CRAIG BEAM spoke in opposition to the proposed development agreement.

CATHY GILES, representing the Land Use Committee of the Sierra Club, spoke in support of an ordinance to protect sensitive lands. She stated the policy should be applied to all development agreements in the pipeline.

MAC STROBL, representing Stonecrest, indicated he could support the draft proposed in Attachment 5, which was the policy developed by the Planning Department.

KIM KILKENNEY, representing the Construction Industry Federation, indicated it was his position that the City should go forward with a development agreement policy. He questioned the need and use of the community impact analysis in the development agreement and the purpose behind requiring operating revenues.

JIM MILCH spoke in opposition to the concept of treating pipeline projects. He felt the development agreement policy shown in Attachment 5 was the preferable policy.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 3-4 (the Chair, BENN, OQUITA and CALKINS voting in the negative) to forward the draft development agreement policy onto the City Council without comment. This motion failed for lack of the necessary affirmative votes.

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-4 (the Chair, BENN, OQUITA and CALKINS voting in the negative) to recommend the development agreement policy contained in Attachment 5 of staff report. This motion failed for lack of the necessary affirmative votes.

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 5-2 (LARSEN and PESQUEIRA voting in the negative) to recommend adoption of the draft council policy for development agreements dated April 12, 1988.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 12:20 p.m.

ITEM--6 SEARS SITE DEVELOPMENT IN HILLCREST. THIS IS A WORKSHOP TO REVIEW THE STATUS OF THE PLANNING AND DESIGN CONCEPTS FOR DEVELOPMENT OF THE CITY-OWNED FORMER SEARS SITE AT THE NORTHWEST CORNER OF RICHMOND STREET AND CLEVELAND AVENUE IN THE UPTOWN COMMUNITY PLAN AREA.  
OWNER/APPLICANT: OLIVER MCMILLAN, INC./THE ODMARK DEVELOPMENT CO.

JOHN WILHOIT presented Planning Department Report No. 88-132.

JOHN THELAN, representing McMillan Odmak, made a presentation on the proposed development for the Sears site. Included in his presentation were representatives LaBarre, Lorrimer, Burton, and Ted Odmak.

TESS WILCOXSON indicated her support for the project stating there were some issues which had yet to be resolved but they were meeting frequently with the developers.

JOYCE BEERS, representing the Hillcrest Association, spoke regarding the proposal.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 6-0 (BENN not present) to set this item for hearing.

ITEM-7 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 meeting adjourned at 12:45 p.m.