

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 12, 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 9:07 a.m.
The Planning Commission adjourned at 3:52 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-absent
Commissioner Chris Calkins-present
Lee Okeson, Deputy Director, Development Planning-present
Mary Lee Balko, Acting Deputy Director,
Community Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Stephanie L. Gotlob-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF APRIL 21, 1988

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by AL KERCHEVAL the Commission voted 4-0 (LARSEN not voting and BENN and PESQUEIRA absent) to approve the Minutes of April 21, 1988.

ITEMS-2
3 and 4

PROPOSED HILLCREST MIXED-USE COMPLEX/SEARS PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 88-0246, STREET VACATIONS AND INTERIM DEVELOPMENT ORDINANCE (IDO) AMENDMENT. A 140.0-ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF CLEVELAND AVENUE AND RICHMOND STREET, SOUTH OF WASHINGTON STREET IN THE C AND PCOZ (PEDESTRIAN COMMERCIAL OVERLAY ZONE) ZONES IN THE UPTOWN COMMUNITY. THE LEGAL DESCRIPTION OF THE SITE IS ALL OF BLOCKS 186 AND 187, AND PORTION OF BLOCKS 182 AND 183 OF UNIVERSITY HEIGHTS ACCORDING TO AMENDED MAP NO. 650; A PORTION OF UNIVERSITY AVENUE, PORTIONS OF HENDRICKS AVENUE, PORTIONS OF VERMONT STREET, PORTIONS OF CLEVELAND AVENUE; AND A TRIANGULAR LOT IN PUEBLO LOT 1117 ACCORDING TO MISCELLANEOUS MAP NO. 36.
OWNER/APPLICANT: OLIVER-MCMILLAN, INC./ODMARK PARTNERSHIP.

JOHN WILHOIT presented Planning Department Report No. 88-183.

JOHN D. THELAN, representing the developers, Odmak Development Company/Oliver McMillan, Inc., spoke in favor of the project indicating that the developers had been working for six months with the community to create architecture and plans pursuant to outlines set forth by the City Planning Group for this project. He also indicated a traffic study for the project had been done to determine what intersections would require signalization.

MICHAEL LABARRE, also representing the developers, presented the site plan and described the commercial aspects of this project.

CARLOS RODRIQUEZ, also representing the developers, described the residential site plans, indicating the design of the residential areas and access streets.

WILLIAM BURTON, also representing the developers, described the landscaping for this project.

JIM McLAUGHLIN, Engineering and Development Department, spoke regarding the Windemere Court Homeowners Association request that a traffic signal be installed in conjunction with a major redesign of the Richmond Avenue and Washington Street interchange. He indicated that there are no changes currently recommended for this interchange. With regard to a request for a traffic signal at the intersection of Cleveland and Lincoln Avenues, he indicated that it is not felt that this project will adversely impact this intersection. He indicated that traffic in this area will be monitored and, if the need arises, appropriate improvements will be scheduled.

CHRIS GEDROSE, Chairman, Uptown Planners, stated the Uptown Planners Group is excited about the potential of this project and is recommending approval. He indicated the Group had met with the developers and supplied input into the development process.

DAWN McLAUGHLIN, Chair, Sears Site Subcommittee, Uptown Planners, indicated the Group had met for the past several months to offer feedback on this project to the developers. They spent several months developing the highest and best use for the community center which is to be a part of this project, and the Group supports the passive recreation and social activity community center, and recommends approval of the project.

ERIC NASLUND, President, University Heights Community Association, and Vice-Chairman of Uptown Planners, spoke to offer enthusiastic support for this project. He stated there are only a couple of concerns about what would happen in the future regarding pedestrian access across Washington Street and indicated the Group would like the Vermont Street Bridge to be replaced.

PATRICK McLAUGHLIN, President, Hillcrest Association, spoke in support of the project, indicating he had been involved in it over a great period of time and that the Association supports this project and replacement of the Vermont Street Bridge.

TESS WILCOXSEN, Member of the Uptown Planners, indicated she had served on the Sears Site Subcommittee, and was speaking in support of the project and in support of reconstruction of the Vermont Street Bridge.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and PESQUEIRA absent) to approve the staff recommendations and:

1. Certify Mitigated Negative Declaration No. 88-0246.
2. Recommend that the City Council approve Planned Commercial Development Permit No. 88-0246.
3. Recommend the City Council approve the proposed Street Vacations of portions of Cleveland Avenue, Vermont Street, and University Avenue associated with this development.
4. Recommend that the City Council approve a proposed exemption from the Interim Development Ordinance (Ordinance No. 0-16908 and No. 0-16940) for the proposed development site as a revitalization area, per Section 4.A.(4).

ITEM-5 CONDITIONAL USE PERMIT NO. 88-0257. TO ALLOW CONSTRUCTION OF A 110-FOOT-HIGH MICROWAVE COMMUNICATIONS TOWER FOR UTILIZATION OF LINE-OF-SIGHT COMMUNICATION BETWEEN THE SANYO CORPORATION'S OTAY MESA FACILITY AND THEIR TIJUANA FACILITY. A 38-ACRE, OTAY MESA DEVELOPMENT DISTRICT-INDUSTRIAL SUBDISTRICT ZONED SITE LOCATED ON THE EAST SIDE OF SANYO AVENUE BETWEEN AIRWAY ROAD AND OTAY MESA ROAD IN THE OTAY MESA COMMUNITY PLAN, LOT 1, SAN DIEGO BUSINESS PARK, UNIT NO. 1, MAP NO. 11628. OWNER/APPLICANT: SANYO CORPORATION.

MARK CANO presented Planning Department Report No. 88-184.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (BENN and PESQUEIRA absent) to accept the staff recommendation and:

1. Certify Environmental Negative Declaration No. 88-0257.
2. Recommend approval to the City Council of Conditional Use Permit No. 88-0257.

ITEM-6

CONDITIONAL USE PERMIT AMENDMENT NO. 88-0252. TO ALLOW INSTALLATION OF THREE MODULAR BUILDINGS AND CONSTRUCTION OF TWO BUILDING ADDITIONS AT THE EXISTING SHARP CABRILLO HOSPITAL. A 13-ACRE, R1-5000, R-400 AND CO ZONED SITE LOCATED ON THE SOUTH SIDE OF KENYON STREET BETWEEN WING STREET AND FORDHAM STREET IN THE MIDWAY COMMUNITY PLAN, LOT 1, POINT LOMA MEDICAL TRACT, MAP NO. 3634; LOTS 1-5, FORDHAM SQUARE, MAP NO. 4700; LOTS 8-11, 17 AND PORTION OF LOT 12, POINT LOMA PARK, MAP NO. 5017; LOT 38, COUNTRY CLUB TERRACE UNIT 2, MAP NO. 3696. OWNER: SAN DIEGO HOSPITAL ASSOCIATION. APPLICANT: SHARP CABRILLO HOSPITAL.

MARK CANO presented Planning Department Report No. 88-185.

CYNTHIA CONGER, resident on Wisteria Drive, stated that some years ago the residents in this area had been promised a right-of-egress to the Midway/Sports Arena Drive areas. She stated residents in this area have no objection to the Condition Use Permit for Sharp Cabrillo Hospital, but they would like to have egress through the hospital grounds permitted.

GWENMARIE HILLEARY, representing Sharp Cabrillo Hospital, spoke indicating that the hospital has changed ownership several times in the past 15 years and that she has heard nothing in the three and one-half years she has been with the hospital regarding a desire on the part of the residents in the area that the hospital provide egress over hospital grounds. She requested approval of this CUP by the Commission and stated that she feels that the hospital would be agreeable to providing pedestrian access.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 4-1 (LARSEN voting in the negative, and BENN and PESQUEIRA absent) to continue this item for two weeks to the Meeting of May 26, 1988 at 9:00 a.m. to allow staff to investigate the possibility of pedestrian egress being worked out between the hospital and residents of the area.

JIM McLAUGHLIN, Engineering and Development Department, indicated he was not familiar with the terrain discussed; however, what would be required for a public walkway in this area would be either dedication or easement for the right-of-way plus improvements within the right-of-way to provide for safe pedestrian use of that easement.

ITEMS-7
and 8

APPEAL OF THE SUNBURST SCRIPPS PLANNED RESIDENTIAL DEVELOPMENT AND ACCOMPANYING VESTING TENTATIVE MAP NO. 87-0883. LOCATED ON THE NORTHWEST SIDE OF POMERADO ROAD, EAST OF THE EXISTING TERMINUS OF FRONSAC COURT IN THE S-90 ZONE (COUNTY OF SAN DIEGO), APPROVED FOR A-1-10, AND HILLSIDE REVIEW OVERLAY (UPON ANNEXATION TO THE CITY OF SAN DIEGO), PROPOSED R1-6000, R-2500, R-3000, CN AND HILLSIDE REVIEW OVERLAY ZONES IN THE SCRIPPS MIRAMAR RANCH COMMUNITY. EQD NO. 87-0883, ADDENDUM TO EIR NO. 84-0744. OWNER/APPLICANT: SUNBURST HOMES CORPORATION, A GENERAL PARTNERSHIP - JAMES A. CLARKE AND WILLIAM C. RUZICH, PRINCIPAL OWNERS. APPELLANTS: SUSAN K. LAY FOR SUNBURST HOMES, (APPLICANT) IN SUPPORT OF THE PROJECT, AND MARGARET WILLIAMS, (REPRESENTING CREEK ROAD RESIDENTS) AND ROY PEACE IN OPPOSITION TO THE PROJECT.

JUDY BRASWELL presented Planning Department Report No. 88-186. She indicated that there were four appeals to the staff's decision on this project, but that one appellant, Mr. Roy Peace, has withdrawn his appeal.

PAUL PETERSON, Attorney for the applicant, stated this is a part of County Island property. This project has been going on since 1980 when planning for this area first started for the City of San Diego. Since 1984, the community plan for this area has been in process. In June of 1987, the processing of the PRD was begun and this plan conforms with the requirements for a PRD. He stated they feel this plan meets the goals of the community plan and requested that the project be approved.

ROGER KERR, Vice-Chairman of the Scripps Miramar Ranch Community Planning Group, urged approval of this project. He stated their Group has worked with the developer, and the developer has provided many of the items the planning group requested. He further urged approval of the Scripps Eastview Project (Items 9 and 10).

JIM BOWERSOX, City Manager, City of Poway, stated the City of Poway neither supports nor opposes the project and indicated since this area is now within the City of San Diego, this decision is one to be made by the City of San Diego. He stated the City of Poway is very concerned about the closure of Pomerado Road and opposes that closure for any reason other than reconstruction. The City of Poway is also very concerned about sewer, water, and drainage matters with regard to the proposed project and wants to make sure that those items will be coordinated with the City of Poway.

JEFF LUNDSTROM, representing Roy Peace, stated his client has met with developers of this project and urges that the project be approved.

KATHY GILES, representing the Sierra Club and San Diegans for Managed Growth, urged that the appeal be denied and the project be denied. She stated that her Groups support the condition being added to the map that would link approval of it to the final decision out of the Court on Proposition A in June. Specifically with regard to this project, she objected to the large amount of grading to be accomplished and also the increase in traffic which will come about as a result of the project being built.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 3-2 (KERCHEVAL and LARSEN voting in the negative, and BENN and PESQUEIRA absent) to adopt the staff report and deny the appeal and deny the PRD permit and approval of the vesting tentative map. This motion failed to carry due to a lack of four affirmative votes. Therefore, the decision of the Subdivision Board and the Planning Director stands, and the project is denied.

ITEMS-9
and 10

APPEAL OF THE SCRIPPS EASTVIEW PLANNED RESIDENTIAL DEVELOPMENT AND ACCOMPANYING VESTING TENTATIVE MAP NO. 87-0884. LOCATED WEST OF POMERADO ROAD IN THE EASTERN PORTION OF THE SCRIPPS MIRAMAR RANCH COMMUNITY AND TO THE SOUTHWEST OF THE CITY OF POWAY IN THE S-90 (COUNTY OF SAN DIEGO), APPROVED A-1-10, AND HILLSIDE REVIEW OVERLAY (UPON ANNEXATION TO THE CITY OF SAN DIEGO) PROPOSED A-1-1, R1-6000, R-3000 AND HILLSIDE REVIEW OVERLAY (HR) ZONES IN THE SCRIPPS MIRAMAR RANCH

COMMUNITY. EQD NO. 87-0884, ADDENDUM TO EIR NO. 84-0744. OWNERS: TERRY LINGENDELDER OF TERRAL INVESTMENT COMPANY, KIM FLETCHER OF INVESTOR'S LEASING CORPORATION AND DICK GILLELEN OF EL CAPITAL INVESTMENT. APPLICANT: INVESTOR'S LEASING CORPORATION. APPELLANTS: 1. JAMES L. BOWERSOX, REPRESENTING THE CITY OF POWAY 2. ROY PEACE 3. KATHLEEN GILES, REPRESENTING THE SAN DIEGO CHAPTER OF THE SIERRA CLUB.

JUDY BRASWELL presented the Planning Department Report No. 88-187.

PAUL PETERSON addressed the Commission and responded to a proposal outlined in a letter to the Planning Commission from Michael K. Eckmann regarding litigation which is pending about the future urbanization characterization of the 425-acre County Island. Mr. Eckmann requested in his letter that any awarding of a vesting tentative map be conditioned in order to eliminate any actions by the applicant for damages against the City should a court decision prohibit such development. Mr. Peterson stated that he objects to the condition which Mr. Eckmann is proposing. He stated he feels the outcome of the lawsuit would cover this concern and indicated his client would not sue the City should their approvals be invalidated by a lawsuit.

KATHY GILES, representing the Sierra Club and San Diegans for Managed Growth, indicated she would prefer to have a continuance on this matter so that the full Commission could be there to discuss it. She indicated that they oppose this project because of the great amount of grading that will be done. She also indicated that the original EIR did not have a sewage pump station on this site but that this project now has a condition for a temporary pump station. In addition, she indicated there is now a 12-acre park which has been incorporated into the plan, but the EIR addressed only a four-acre park.

BETTY REXFORD stated she has been attending meetings on this project and has several concerns. First, drainage from this project would drain down onto her property, and she wants off-site drainage to run to Pomerado Road. She also stated she has some concerns about well water in the area; and septic lines being flooded as a result of the increased drainage and water usage in the area.

MARGARET WILLIAMS stated that she is in agreement with the comments of Kathy Giles and Betty Rexford above and described to the Commission damage done to her property by the developer who moved a bulldozer onto her property in an apparent attempt to locate drainage pipes. She stated there was extensive damage done, and she was very concerned and upset about the developer's actions in this matter.

JIM BOWERSOX, City Manager, City of Poway, reiterated his concerns with regard to the closure of Pomerado Road as indicated under Items 7 and 8 above and outlined the concerns of the City of Poway regarding grading, water, sewer and drainage with regard to this project. He indicated there is a necessity to make sure that adequate measures are taken with regard to those items. In addition, he indicated the City of Poway would protest the closure of Pomerado Road for any reason other than reconstruction.

PAUL PETERSON, representing the applicants, stated that the items regarding water, sewage and drainage had been adequately addressed and that there are conditions throughout the approvals that will ensure these matters are properly handled. He further indicated that this property was purchased prior to the Hillside Review Zone and that the requirements of the Hillside Review Ordinance did not exist at that time. He further stated the matter of grading on the entire County Island has been the subject of much discussion and that the amount of grading was previously approved by the Planning Commission and was made a part of the community plan. He requested that the Planning Commission deny the appeal and send the project forward to Council for approval.

ROGER KERR, Vice-Chairman of the Scripps Miramar Ranch Community Group, stated the planning group had voted 12-5 to approve this PRD and that they are requesting denial of the appeal and approval of this project. He further stated that the larger park was negotiated by the planning group to help offset deficiencies in park land in that neighborhood.

JACK LUNDSTROM, representing ROY PEACE, stated Mr. Peace had originally appealed the project but has now withdrawn his appeal and is now in support of this project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 3-2 (CALKINS and ZOBELL voting in the negative, and BENN and PESQUEIRA absent) to move to approve the staff recommendation, deny the appeal, and approve the PRD and Vesting Tentative Map subject to modifications proposed by Jim McLaughlin of the Engineering and Development Department and Planning Department staff and with modifications proposed by Paul Peterson, except for deletion of the two conditions regarding the IDO and Growth Management. This motion failed to carry due to lack of four affirmative votes. Therefore, the decision of the Subdivision Board and the Planning Director stands, and the project is approved.

ITEM-11 CARMEL MOUNTAIN RANCH GOLF COURSE CLUBHOUSE CONDITIONAL USE PERMIT/AMENDMENT NO. 87-0568; AMENDMENT TO CUP NO. 84-0114.1. LOCATED ON THE WEST SIDE OF THE PLANNED ALIGNMENT OF CARMEL RIDGE ROAD BETWEEN HIGHLAND RANCH ROAD AND NORTH CITY PARKWAY IN THE A-1-10 ZONE. CARMEL MOUNTAIN RANCH COMMUNITY. EQD NO. 87-1040. A PORTION OF POMPEII FARMS, MAP NO. 1738 AND A PORTION OF RANCHO DE LOS PENASQUITOS AND A PORTION OF SECTION 16, T14S, R2W. OWNER/APPLICANT: CARMEL MOUNTAIN RANCH.

JULIAN BANALES presenting the Planning Department Report No. 88-188.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted to accept the staff recommendation, and to certify the Environmental Mitigated Negative Declaration, EQD No. 87-1040; and approve CUP No. 87-0568, with conditions contained within the draft permit.

ITEM-12 LINDO PASEO CHRISTIAN SORORITY CONDITIONAL USE PERMIT NO. 87-0827. A REQUEST TO USE AN EXISTING RESIDENTIAL STRUCTURE AS AN OFF-CAMPUS SORORITY RESIDENCE (SIGMA THETA CHI). LOCATED ON THE SOUTH SIDE OF LINDO PASEO BETWEEN 55TH STREET AND CAMPANILE DRIVE IN THE R1-5000 ZONE AND THE STATE UNIVERSITY COMMUNITY. EQD NO. 87-0827. OWNER/APPLICANT: JIM MARCOTTE.

JULIAN BANALES presented Planning Department Report No. 88-189.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and PESQUEIRA absent), to approve the staff recommendation and certify the Environmental Negative Declaration EQD No. 87-0827 and approve Conditional Use Permit No. 87-0827 with conditions contained in the draft permit.

ITEM-13 REZONING AND PLAN AMENDMENT CASE NO. 88-0313:

1. 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.
2. CITY-INITIATED AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN, THE GENERAL PLAN, AND THE LOCAL COASTAL PROGRAM, LAND USE PLAN TO REDESIGNATE A 4.7-ACRE AREA FROM "LOW-MEDIUM DENSITY RESIDENTIAL" TO "COMMERCIAL." THE PROPOSED PLAN AMENDMENT IS DESIGNED TO MORE ACCURATELY REFLECT THE COMMUNITY PLANS INTENDED DEVELOPMENT PATTERN, THE EXISTING DEVELOPMENT PATTERN, AND TO IMPLEMENT THE CITY OF SAN DIEGO'S LOCAL COASTAL PROGRAM. THE PROPOSED REZONINGS ARE 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. THE PROPOSED PLAN AMENDMENT AREA IS LOCATED ON THE NORTH SIDE OF PALM AVENUE BETWEEN 17TH STREET AND 19TH STREET. OWNER: VARIOUS OWNERSHIPS. APPLICANT: CITY OF SAN DIEGO.

PATRICK LOWE presented the Planning Department Report No. 88-176.

BERNITA KENYON, representing the Otay Mesa-Nestor Planning Group, stated they support the plan as

recommended by the Planning Department and request that the Planning Commission approve these recommendations.

CRAIG BEAM, representing Western Salt, spoke requesting a continuance as relating to the Western Salt property in order to allow some items in the Planning Department's Report which he felt were inaccurate to be corrected. He stated in particular that his client would appreciate having an opportunity to provide the Planning Commission with a full report on two specific items, one which has to do with the position of the City of Chula Vista in regard to this matter and the second item having to do with the liability of the mariculture.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (OQUITA abstaining, and BENN and PESQUEIRA absent) to continue the hearing for the Western Salt Company and Fenton Materials Company properties to June 9, 1988 at 9:00 a.m.

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (BENN and PESQUEIRA absent) to approve the proposed rezonings and plan amendment as recommended by staff with the exception of Areas 1 and 3 (Hollister Street-Leon Avenue), and Area 4 (Sycamore Road).

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 4-1 (LARSEN voting in the negative, and BENN and PESQUEIRA absent), to approve the propose rezonings and plan amendment as recommended by staff for Areas 1 and 3 (Hollister Street-Leon Avenue), and Area 4 (Sycamore Road).

ITEM-14 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-15 MOTORIZED FOOD VENDING VEHICLES AT DESIGNATED LOCATIONS.

PATRICIA GRABSKI presented the Planning Department Report No. 88-191.

BUD PORTER, representing L'Express Deluxe and the Dorman Group, stated that his client was requesting the initiation of preparation of an ordinance to create a

Planning Director Permit for motorized food vending vehicles which would operate on a regular basis at designated locations. He further stated that L'Express Deluxe is a self-contained, complete kitchen which will provide healthy quality convenience take-out food.

DAVE DORMAN, President of the Dorman Group, indicated the Group is comprised of himself and his wife. He stated they believe that the L'Express Deluxe will meet a need which exists today for people who wish to obtain quality convenience foods. He stated it is a mobile take-out facility designed to service high-density pedestrian traffic in fixed locations.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and PESQUEIRA absent), to approve the staff recommendation and initiate the preparation of such a proposed ordinance, subject to the Department's ability to provide staff time and assessment of the City's preparation and processing costs against deposit(s) provided by the petitioner(s).

LEE OKESON, Deputy Director, Development Planning Division, stated that at this time there is no staff available in the Planning Department to initiate this study and it will be several months before staff would be available. He emphasized that the study will not begin until such time as Planning Department staff becomes available to do it.

ITEM-16 LA JOLLA PLANNED DISTRICT ORDINANCE AMENDMENTS. THE CITY COUNCIL, AT A PUBLIC HEARING ON MARCH 15, 1988, REFERRED CERTAIN PROPOSED REVISIONS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE (PDO) TO THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATIONS. THE PROPOSALS WOULD MAKE SIGNIFICANT CHANGES IN DENSITY AND DEVELOPMENT STANDARDS IN THE PLANNED DISTRICT PORTIONS OF LA JOLLA. OWNER/APPLICANT: CITY OF SAN DIEGO.

ROBERT SAWYER presented the Planning Department Report No. 88-141.

KARL ZOBELL stated the public hearing was closed on April 21st but that a decision was made that there would be ten minutes allowed for each side on this issue to comment at today's meeting.

J.H. BERRY, representing the La Jolla Town Council, stated his group strongly supports the staff recommendations with two exceptions: They want to reduce base floor area ratios (FAR's) in all zones; and include Zone 2 in the two-story height limit.

FRITZ LIEBHARDT, representing La Jollans for Responsible Planning, stated his group has undertaken individual in-depth studies of the specific issues in the April 15th Planning Report. He further stated he feels that there are a number of deviations in the report as opposed to the community plan and a number of questions still remaining from the report. His group does not believe the subject downzonings will solve traffic problems but that specific traffic systems improvements are needed to do that. He further stated his group cannot support any PDO revisions until road improvements have been made and the results of these improvements can be studied.

MARTIN MOSIER, La Jolla resident, stated he does not believe La Jolla should be downzoned, and he spoke in opposition to the recommended downzonings. He indicated that he does not feel that the downzonings will solve the traffic problems in La Jolla but that specific systems improvements are needed.

ROBERT MOSHER stated he has been working for La Jollans for Responsible Planning and supports their recommendations. He stated he has studied the current PDO and knows it very well and he urged that when any substantive changes are made, the Commission take into consideration those items which he listed in his memorandum of May 1987.

ELIAS MARGOLIN, La Jollan resident, stated that the La Jolla Town Council does not speak for him. He indicated that the proposed downzoning will not relieve traffic but will only make La Jolla properties more expensive and will drive business out of La Jolla.

JACK CRUMLEY, representing himself and La Jolla Inns of America, stated that the speakers who spoke at the recent evening meeting of the City Council held in La Jolla were not speaking for the entire community. He further stated that he believes the citizens of La Jolla are against downzoning but that many of these people who feel the same as he does are not able to attend meetings during the daytime.

FLORA OLSEN, a La Jolla resident, stated she is opposed to the recommended downzoning and is not in agreement with the La Jolla Shores Association viewpoint.

J.H. BARRY, representing the La Jolla Town Council, spoke again and reiterated the Council's position that the downzoning should take place.

COMMISSION ACTIONS

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and PESQUEIRA absent), to advise the City Council that it is the opinion of the Planning Commission that the City would be better served not dealing with these items on an incremental basis but rather dealing with the entire PDO later on in an integrated way when this matter can be considered as a whole.

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 4-1 (LARSEN voting in the negative, and BENN and PESQUEIRA absent) to accept staff recommendation and approve the two-story height limit for Zone 1 and Zone 4.

On motion of PAULA OQUITA, seconded by KARL ZOBELL, the Commission voted 3-2 (LARSEN and CALKINS voting in the negative, and BENN and PESQUEIRA absent), to include Zone 2 as an area to be covered by the two-story height limitation. This motion failed to carry due to a lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and PESQUEIRA absent), to approve the staff recommendation that reconstruction permits would continue to be required in La Jolla even in those case where the permits are required if the structure is destroyed by fire, explosion, acts of God or public enemies, in conformance with the City of San Diego Municipal Code.

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 (BENN and PESQUEIRA absent), to approve the staff recommendation that projects for which completed applications had been received on or before March 22, 1988 (Pipeline Projects) are exempted from the proposed new regulations.

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 5-0 (BENN and PESQUEIRA absent), to

reject the staff recommendation to limit office area to 5,000 square feet (from 10,000 square feet) per lot based on the idea that there are other ways to approach the office density issue in La Jolla which should be considered (i.e., consider floor area ratio limits as opposed to absolute square footage limits); and advise the City Council that it is the opinion of the Planning Commission that this particular issue should be dealt with in a more comprehensive manner.

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 4-1 (ZOBELL voting in the negative, and BENN and PESQUEIRA absent), to reject the staff recommendation that the residential density be reduced from 43 units per acre to 29 units per acre district-wide and to recommend that the residential density issue be reviewed in a comprehensive manner and brought back for consideration after the concerns of the community are more fully considered.

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 5-0 (BENN and PESQUEIRA absent), to recommend to the City Council the completion of the Ardath Road/I-5 Interchange; and completion of the improvements to the Torrey Pines Road/La Jolla Shores Drive/Ardath Road intersection.

CHRIS BERG, Engineering and Development Department, indicated that the Capital Improvements Program Funding for the Ardath Road/Torrey Pines Road Reconstruction Project (Torrey Pines Road/La Jolla Shores Drive/Ardath Road intersection) had been eliminated from the City's Capital Improvements Program Budget.

ITEM-17 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

There were no announcements nor public comments during the meeting.

ADJOURNMENT

The Commission adjourned at 3:52 p.m.