

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 5, 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 3:30 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-present  
Commissioner Chris Calkins-absent  
Assistant Planning Director Michael J. Stepner-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 Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF APRIL 14, 1988

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 4-0 (LARSEN, CALKINS and PESQUEIRA not present) to approve the minutes of April 14, 1988.

ITEM-2 INITIATION OF AN AMENDMENT OF THE LA JOLLA COMMUNITY PLAN - REMOVAL OF THE COLLECTOR STREET DESIGNATION FOR RUTGERS ROAD. THE PROPOSED AMENDMENT WOULD ELIMINATE THE COLLECTOR STREET DESIGNATION FOR RUTGERS ROAD BETWEEN LA JOLLA SCENIC DRIVE AND THE SOUTHERLY BOUNDARY OF THE LA JOLLA COMMUNITY PLAN AREA. OWNER/APPLICANT: A PARTNERSHIP OF MANOR REALTY COMPANY AND TOWNE AND CAMPUS COMPANY.

BILL LEVIN presented Planning Department Report PDR-88-154.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to initiate the amendment to the La Jolla Community Plan as recommended by the Department.

ITEMS-3,  
4 AND 5 SUMNER CENTER PROJECT (REZONE, TENTATIVE MAP AND PLANNED COMMERCIAL DEVELOPMENT PERMIT RZ/TM/PCD-87-0764).

BOB DIDION indicated the applicant had requested a continuance on this matter not to exceed six months.

CHARLES GILL, representing the applicant, requested that the matter be continued no more than six months.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to continue these items for a period not to exceed six months and to require renoticing of placing these items.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at 9:30 a.m.

ITEMS-6  
and 7

APPEAL OF THE SOUTHCREEK/SABRE SPRINGS PLANNED RESIDENTIAL DEVELOPMENT AND ACCOMPANYING VESTING TENTATIVE MAP TM-86-0885. LOCATED SOUTH OF POWAY ROAD, WEST OF POMERADO ROAD AND THE WESTERLY CITY LIMITS OF THE CITY OF POWAY, NORTH OF SPRING CANYON ROAD AND CYPRESS CANYON AND EAST OF INTERSTATE 15 IN THE R-1500, R-3000, R1-5000, R1-5000 MHP, R1-6000, R1-8000 AND A-1-10 ZONES IN THE SABRE SPRINGS COMMUNITY. EQD-86-0885. OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY. APPELLANT: KATHLEEN H. GILES; FOR THE SIERRA CLUB.

BOB DIDION presented Planning Department Report PDR-88-169.

KATHY GILES, representing the Sierra Club, stated she was opposed to the map and PRD. She indicated the proposed development would result in disturbance of the open space. She was concerned about the regional levels of traffic service on I-15; the instability of the soil; and she recommended that an independent soils analysis be required on the site before any structure is built.

MIKE MADIGAN, representing Pardee Construction, gave a history of the development of the area.

JERRY VANNER, Rick Engineering, spoke regarding the Friars Formation. He indicated a more detailed soils analysis had been prepared and would be available for Department review.

MIKE MADIGAN spoke regarding the fuel management program, stating they had worked carefully and closely with the Planning and Fire Department staffs. He stated that homes were sited away from the rim.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-2 (ZOBELL and BENN voting in the negative with CALKINS and PESQUEIRA not present) to deny the appeal and approve the Vesting Tentative Map and PRD as recommended by staff. This motion failed for lack of four affirmative votes; therefore, the previous decision of the Planning Director and Subdivision Board to approve the map and PRD stands.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m. and reconvened at 10:55 a.m.

ITEM-8 AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN UPDATING THE PARKS, RECREATION AND OPEN SPACE ELEMENT AND MODIFYING LANGUAGE CONCERNING POMERADO ROAD. OWNER/APPLICANT: CITY OF SAN DIEGO. PROPERTY OWNERS: SAN DIEGO UNIFIED SCHOOL DISTRICT, CITY OF SAN DIEGO AND UNITED STATES INTERNATIONAL UNIVERSITY.

ANNA MCPHERSON presented Planning Department Report PDR-88-128.

BOB DINGEMAN, representing the Scripps Ranch Planning Group, recommended that a minimum of ten acres of the Davis Ranch area be set aside for park needs.

OSCAR SIMPSON, representing the Scripps Ranch Civic Association, stated they endorsed the planning group's recommendation regarding the plan amendment.

GAIL BORUS stated the area needed parks and it was important to set aside land for possible future park development.

ERLENE SCHOOLER stated she lived directly across from the school site and they were very much in favor of the park should the school not be built. She stated she was opposed to more homes in the area.

CHARLES JOHNSON, Director of Public Facilities for the San Diego Unified School District, spoke in opposition to the park designation on school-owned property.

KATHY GILES, representing the Sierra Club and Citizens for Managed Growth, stated her opposition was based on their position that the land was in future urbanizing area.

HUGH CHANDLER, representing Scripps Ranch Estates, stated their property abutted U.S.I.U. property. He stated they were opposed to the amendment because Fairbooks site was designated as a school site. If it were to be developed as a park, they had no information as to how the park would be developed.

JIM GOODMAN stated he lived near the 13-acre park at Miramar Point. He stated he supported all the amendments but the designation as a neighborhood park. He felt it was not appropriate to have a fully developed park at that site.

COMMANDER DAVID RUTCOFF spoke in support of the amendments.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (OQUITA voting in the negative, with PESQUEIRA and CALKINS not present) to amend the community plan for the purpose of designating a 17-acre site, south of Pomerado Road in Carroll Canyon as a resource-based park; redesignating a 13-acre community park site at the eastern end of Miramar Lake on Miramar Point as a neighborhood park and a 4.5-acre park site in the area known as the County Island as improved open space; correcting the Parks, Recreation and Open Space map and text to accurately reflect the classification of Hoyt Park West as improved open space rather than park, and Aviary Park as a park rather than open space; and incorporating into the community plan two motions approved by the City Council concerning the widening of Pomerado Road and opening of the same road upon the completion of Alternative 8A; and to certify Negative Declaration No. 88-0129.

On motion of PAULA OQUITA, seconded by LYNN BENN, the Commission voted 4-1 (LARSEN voting in the negative with CALKINS and PESQUEIRA not present) to amend the community plan for the purpose of designating 12 acres on the Fairbrook Elementary School site, south of Pomerado Road for a neighborhood park if this site is determined to be unnecessary for school use and 13 to 20 acres on the secondary school site located between Scripps Ranch Boulevard and Interstate 15.

ITEM-9 GROWTH MANAGEMENT WORKSHOP

JANET FAIRBANKS presented Planning Department Report PDR-88-166.

KATHY GILES, representing the Sierra Club, spoke to the issue of growth management.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 1:45 p.m.

ITEM-10 MID-CITY COMMUNITY PLAN AMENDMENTS AND REZONINGS. AMENDMENTS TO THE MID-CITY COMMUNITY PLAN AND/OR REZONINGS ARE PROPOSED IN FOUR AREAS IN THE MID-CITY COMMUNITY BASED UPON PUBLIC TESTIMONY AND DISCUSSIONS AT THE NOVEMBER 17, 1987 CITY COUNCIL HEARING. THE CITY COUNCIL DIRECTED THE PLANNING DEPARTMENT AND PLANNING COMMISSION TO CONDUCT HEARINGS AND PROVIDE RECOMMENDATIONS FOR FURTHER COUNCIL ACTION. APPLICANT: CITY OF SAN DIEGO.

JEAN CAMERON presented Planning Department Report PDR-88-147.

KEN JACOBS, representing City Heights Planning Committee, spoke in support of the staff recommendation.

JACK WALSH, spoke in opposition to the plan amendment for Area F.

JIM CRUMLEY stated he was concerned about the impact of commercial-scale development.

SHERIDAN WAGONER spoke in opposition to the expansion of the existing Open Space Overlay Zone into the finger canyon, which encompassed his property.

COMMISSION ACTION

Area A

On motion of PAULA OQUITA, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to amend the community plan for this area as recommended by the Department.

Area B

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to maintain the existing plan as recommended by staff.

Area E

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (BENN voting in the negative with CALKINS and PESQUEIRA not present) to continue this item to May 26, 1988, at 9:00 a.m.

TOM TRISHLER spoke in opposition to the HR Overlay being applied to Area F.

Area F

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (BENN voting in the negative with CALKINS and PESQUEIRA not present) to delete the HR Overlay Zone for Area F.

ITEM-11 APPEAL OF THE PUBLIC STORAGE PLANNED INDUSTRIAL DEVELOPMENT PERMIT AND REZONE PID/RZ-87-1081 FROM THE R1-5000 ZONE TO THE M-1B ZONE. COMMUNITY PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (FIVE TO TEN UNITS/ACRE) TO INDUSTRIAL USE. LOCATED ON THE EAST SIDE OF 54TH STREET BETWEEN GRAPE STREET AND WESTOVER PLACE IN THE R1-5000 (PROPOSED M-1B) ZONE IN THE MID-CITY COMMUNITY PLANNING AREA. EQD-87-1081. LEGAL DESCRIPTION: A PORTION OF LOT 17, RANCHO EX MISSION. OWNERS: CRAIG W. CLARK/JERRY FEE/JEFFREY FEE. APPLICANT: PUBLIC STORAGE INCORPORATED. APPELLANTS: PLANNING AND DEVELOPMENT CONSULTANTS, AGENT FOR THE APPLICANT.

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

JULIAN BANALES presented Planning Department Report PDR-88-170.

OWEN MENARD, representing Public Storage, spoke in support of the project. He indicated he had support from the local area community planning groups for his project. He noted the planning groups did not wish to add commercial uses in front of the project as suggested by staff.

MERVIN BURNETT, representing Public Storage, explained the design of the project.

No one appeared in opposition to the item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and PESQUEIRA not present) to approve the plan amendment rezoning and approve the appeal and approve the PID adopting the appropriate findings and further to delete the requirement to extend the existing raised center median in 54th Street adjacent to the project and to further add Condition 18 of the PID to read as follows:

"Prior to the issuance of any building permits, the applicant shall assure by permit and bond the construction of a five-foot-wide sidewalk adjacent to this project, as requested by the Engineering and Development Department."

ITEM-12 REZONE FROM CN-2 TO CN-1 ON PARK BOULEVARD AT ESSEX STREET IN NORTH PARK. THE PROPOSED CITY-INITIATED REZONE FROM THE CN-2 ZONE (COMMERCIAL-NODE 2) TO THE CN-1 ZONE (COMMERCIAL-NODE 1) OF THE MID-CITY COMMUNITIES PLANNED DISTRICT IS A RESULT OF A CITY COUNCIL REQUEST AT THE NOVEMBER 2, 1988, HEARING ON THE NORTH PARK REZONINGS TO EXAMINE THE PROPOSED ZONING OF THE SOUTHEAST CORNER OF PARK BOULEVARD AND UNIVERSITY AVENUE. APPLICANT: CITY OF SAN DIEGO.

JEAN CAMERON presented Planning Department Report PDR-88-073.

JOHN LOMAC spoke in support of the proposed rezonings.

BOB PHILLIPS, property owner, spoke in support of the rezoning.

CAROL LANDSMAN, representing the Greater North Park Community Planning Committee, spoke in opposition to the proposed rezoning.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-2 (BENN and OQUITA voting in the negative) to approve the rezoning as recommended by staff. This motion failed for the lack of four affirmative votes.

ITEM-13 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 3:30 p.m.