

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 2, 1988
AT 9:00 A.M.
IN THE COMMITTEE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by at 9:00 a.m. The Planning Commission adjourned at 3:40 p.m.

ATTENDANCE DURING THE MEETING:

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

RECESS, RECONVENE

The meeting recessed at 9:00 a.m. and reconvened at 1:30 p.m.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MAY 12, 1988

The Commission trailed approval of the minutes.

ITEM-2 CONDITIONAL USE PERMIT NO. 82-0611.

It was explained this item would be noticed to the Commission's meeting of July 14, 1988, at the request of the applicant as well as the local community planning group.

ITEM-3 APPEAL OF PLANNING DIRECTOR'S CONDITIONAL OF APPROVAL FOR THE SHELL OIL COMPANY CONDITIONAL USE PERMIT NO. 87-0747 FOR OPERATION OF A GASOLINE SERVICE STATION AND SELF-SERVICE, DRIVE-THRU CARWASH. LOCATED AT 2606 CLAIREMONT DRIVE IN THE CA ZONE IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 87-0747. LEGAL DESCRIPTION: LOT 6 OF CLAIREMONT SUBDIVISION, MAP NO. 6155. OWNER/APPLICANT: SHELL OIL COMPANY. APPELLANTS: SHELL OIL COMPANY.

The Commission trailed this item.

ITEM-4 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-5 STATE UNIVERSITY COMMUNITY PLAN UPDATE

Due to a noticing error, this item will be renoticed for July 7, 1988.

ITEM-6 OCEAN BEACH PRECISE PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN AMENDMENTS AND REZONINGS. LOCAL COASTAL PROGRAM (LCP) IMPLEMENTING ORDINANCES (PLANNING REPORT NO. 88-115). OWNER: VARIOUS. APPLICANT: CITY OF SAN DIEGO.

- ITEM-7 PENINSULA LOCAL COASTAL PROGRAM REZONING, SCOTT STREET. PROPOSED REZONING FROM C-1 TO CV FOR PROPERTIES LOCATED ALONG THE EAST SIDE OF SCOTT STREET BOUNDED BY SHELTER ISLAND DRIVE, ADDISION STREET, EMERSON STREET AND DICKENS STREET IN THE PENINSULA COMMUNITY PLAN AREA. LOCAL COASTAL PROGRAM (LCP) IMPLEMENTING ORDINANCES (PLANNING REPORT NO. 88-115). OWNER: VARIOUS. APPLICANT: CITY OF SAN DIEGO.
- ITEM-8 REZONING CASE NO. 88-0420: PENASQUITOS FLOODPLAIN REZONING. CITY-INITIATED REZONING OF VARIOUS PROPERTIES WITHIN THE TORREY PINES, UNIVERSITY, MIRA MESA AND PENASQUITOS EAST COMMUNITY PLAN AREAS AND A PORTION OF THE CITY'S FUTURE URBANIZING AREA. THE PROPOSED REZONINGS ARE DESIGNED TO IMPLEMENT THE CITY OF SAN DIEGO'S LOCAL COASTAL PROGRAM LAND USE PLAN AND TO BRING THE CITY'S ZONING INTO CONFORMANCE WITH THE ADOPTED COMMUNITY PLANS. LOCATED WITHIN LOS PENASQUITOS LAGOON, SORRENTO VALLEY, LOS PENASQUITOS CANYON AND LOPEZ CANYON. OWNER: VARIOUS OWNERSHIPS, AVAILABLE IN THE PLANNING DEPARTMENT FILE.

Because of a noticing defect, the Department requested continuance on these items.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL, BENN AND CALKINS not present) to continue the LCP Rezoning and Planned Amendment for Ocean Beach to June 23, 1988, at 2:00 p.m.; the Local Coastal Program Rezoning for Peninsula to June 23, 1988, at 2:30 p.m.; and the Penasquitos Floodplain Rezoning to June 23, 1988, at 3:00 p.m.

- ITEM-3 APPEAL OF PLANNING DIRECTOR'S CONDITIONAL OF APPROVAL FOR THE SHELL OIL COMPANY CONDITIONAL USE PERMIT NO. 87-0747 FOR OPERATION OF A GASOLINE SERVICE STATION AND SELF-SERVICE, DRIVE-THRU CARWASH. LOCATED AT 2606 CLAIREMONT DRIVE IN THE CA ZONE IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 87-0747. LEGAL DESCRIPTION: LOT 6 OF CLAIREMONT SUBDIVISION, MAP NO. 6155. OWNER/APPLICANT: SHELL OIL COMPANY. APPELLANTS: SHELL OIL COMPANY.

KAREN ASHCRAFT presented Planning Department Report Report No. 88-213.

RICHARD LARSEN, applicant, spoke in support of the appeal.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL, BENN and CALKINS not present) to certify the Mitigated Negative Declaration and uphold the appeal and approve the deletion of Condition 21 as it related to the hours of operation. The Commission found that the business had been operating as a 24-hour facility for several years with no nuisance to the neighborhood.

ITEM-1 MINUTES

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL not present, with BENN and PESQUEIRA not voting) to approve the minutes of May 12, 1988.

ITEM-9 DRAFT GROWTH MANAGEMENT ELEMENT (REVISED GUIDELINES FOR FUTURE DEVELOPMENT ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN).

MIKE STEPNER gave an overview of the staff report regarding approval of the Growth Management strategy. He noted it was the intent to take testimony and have discussion at today's meeting with formal action being taken at the Commission's June 9 meeting.

ANN HIX discussed the Citizen's Advisory Committee on Growth and Development's position regarding the Sensitive Lands Initiatives.

JOHN FOWLER spoke of the need to move towards a regional approach to the growth issue.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group, stated her community plan area contained two major floodways. She indicated her group voted in March to maintain stringent protection of sensitive lands.

DR. IRENE LAWRENCE, representing the San Diego Economic Conversion Council, stated the growth management element should contain an economic planning portion which should encourage a strong and stable economy.

LANCE BURRIS, Chevron and Land and Development Company, stated on behalf of the Mission Valley Unified Planning Committee, they endorsed the language of the CAC with respect to Mission Valley and the recognition that their area had adopted a wetlands management program to protect the environment in Mission Valley.

LAWRENCE WOODWARD, Public Affairs Chairman, National Association of Industrial and Office Parks, spoke in opposition.

KIM KILKENNY, representing the Construction Industry Federation, spoke in opposition to the amendment. He questioned whether a housing cap supported any legitimate purpose or resolved any problem. He spoke regarding the scope of the new environmental regulations and whether it should apply to already approved projects. He stated the environmental review should provide for mitigation.

It was announced that the Commission would consider this item at its meeting on June 9, 1988 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 3:05 p.m. and reconvened at 3:10 p.m.

ITEM-10 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR THE CANYON PARK APARTMENTS. REQUEST TO REDESIGNATE AN 8.57-ACRE SITE TO ALLOW 30-45 DWELLING UNITS PER ACRE AND TO ADD 163 UNITS TO THE DEVELOPMENT INTENSITY ELEMENT FOR SUBAREA 16. THE RECENTLY ADOPTED UNIVERSITY COMMUNITY PLAN DESIGNATES THE PROPERTY FOR 15-30 DWELLING UNITS PER ACRE AND MORE SPECIFICALLY LIMITS THE PERMITTED DENSITY OF THE PROPERTY TO THE EXISTING NUMBER OF UNITS (210 UNITS OR APPROXIMATELY 24 UNITS PER ACRE). THE PROPERTY IS LOCATED ON THE EAST SIDE OF GENESEE AVENUE BETWEEN CAMPUS POINT DRIVE AND FEZ STREET (SEE ATTACHMENT 1). OWNER/APPLICANT: EDWARD C. AND BARBARA MALONE.

The Commission trailed discussion of Item 10.

ITEM-11 GOLDEN HILL COMMUNITY PLAN IMPLEMENTATION; REZONING OF AN AREA ADJACENT TO BROOKLYN SCHOOL. THIS REZONING FROM R-3000 to R1-5000 WILL IMPLEMENT THE COUNCIL-ADOPTED COMMUNITY PLAN LAND USE DESIGNATION FOR AN "L-SHAPED" AREA LOCATED TO THE NORTH AND EAST OF BROOKLYN ELEMENTARY SCHOOL (SEE ATTACHMENT 1). LOTS 2, 4-10 AND 17, BLOCK 33 OF FRIEDLANDER RESUBDIVISION, MAP NO. 630. LOTS 4-6, BLOCK 22, LOTS 4-9, BLOCK 23, AND LOTS 8-10, BLOCK 24 OF SOUTH PARK ADDITION, MAP NO. 623. APPLICANT/OWNER: CITY OF SAN DIEGO.

PAT GRABSKI presented Planning Department Report No. 88-174.

CARLOS LEGERRETTE spoke in favor of the proposed rezoning.

DAVID STARCEVIC presented a petition requesting a park designation of the northwest corner of 33rd and "C" Streets.

THEO MUCHO, resident on Fern Street, spoke in support of a lower density for the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 6-0 (ZOBELL not present) to approve the proposed rezoning and certify the negative declaration as recommended by staff.

ITEM-10 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR THE CANYON PARK APARTMENTS. REQUEST TO REDESIGNATE AN 8.57-ACRE SITE TO ALLOW 30-45 DWELLING UNITS PER ACRE AND TO ADD 163 UNITS TO THE DEVELOPMENT INTENSITY ELEMENT FOR SUBAREA 16. THE RECENTLY ADOPTED UNIVERSITY COMMUNITY PLAN DESIGNATES THE PROPERTY FOR 15-30 DWELLING UNITS PER ACRE AND MORE SPECIFICALLY LIMITS THE PERMITTED DENSITY OF THE PROPERTY TO THE EXISTING NUMBER OF UNITS (210 UNITS OR APPROXIMATELY 24 UNITS PER ACRE). THE PROPERTY IS LOCATED ON THE EAST SIDE OF GENESEE AVENUE BETWEEN CAMPUS POINT DRIVE AND FEZ STREET (SEE ATTACHMENT 1). OWNER/APPLICANT: EDWARD C. AND BARBARA MALONE.

THERESA WILKINSON presented Planning Department Report No. 88-190.

DON WORLEY, attorney representing the property owner, spoke in support of the community plan amendment initiation. He stated this initiation would correct an injustice that was created out of approval of the 1987 Community Plan Update. He indicated it related to the way in which trip generations were allocated to the various parcels.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-3 (BENN, OQUITA and CALKINS voting in the negative with ZOBELL not present) to initiate the plan amendment. This motion failed for the lack of four affirmative votes.

ITEM-12 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

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 3:40 p.m.