

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

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Vice Chairman Pesqueira at 9:05 a.m. The Planning Commission adjourned at 12:25 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-present  
Commissioner Chris Calkins-present  
Assistant Planning Director Michael J. Stepner-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Steinke, Deputy City Attorney  
Janis Gardner, Deputy City Attorney  
Mary Lee Balko, Acting Deputy Director,  
Community Planning-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 SOUTH SAN DIEGO BAY, OTAY MESA/NESTOR, TIA JUANA RIVER VALLEY, BORDER HIGHLANDS LOCAL COASTAL PROGRAM REZONINGS AND PLAN AMENDMENT.

PATRICK LOWE requested continuance on this item to June 23, 1988, at 1:30 p.m. He indicated the requested continuance was to allow an opportunity for further meetings between the Coastal Commission and Western Salt Company.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and ZOBELL not present) to continue this item to June 23, 1988, at 1:30 p.m.

ITEM-2 DRAFT GROWTH MANAGEMENT ELEMENT (REVISED GUIDELINES FOR FUTURE DEVELOPMENT ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN).

MIKE STEPNER discussed the recommendations of the Citizens Committee on Growth and Development.

LAWRENCE WOODWARD, National Association of Industrial and Office Parks, spoke in opposition to the recommendations of the Citizens Advisory Committee. He questioned whether the issue of vested rights would apply to properties without permits in place. He indicated that developments that have all their approvals and are providing infrastructure improvements should be able to rely on their ability to proceed with their development. He recommended that development rights be established at the time of the tentative map.

PAUL ROBINSON, representing the San Diego State University Foundation, explained the University was in the process of developing a master plan. He requested that they be exempt from the provisions of any ordinance or ballot proposition so as not to preclude implementation of this plan.

BRUCE WARREN, representing Newland California, recommended that Sorrento Hills be exempt from the provisions of any regulating ordinance or ballot proposition.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commissions voted 6-0 (ZOBELL not present) to give conceptual support of protection to the Sensitive Lands with some form of exemption or variance procedure from its provisions.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL not present) to approve the intent of the work of the Citizens Advisory Committee and to recommend to the City Council that the Growth Management Element of the General Plan be placed on the ballot.

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 3-3 (BENN, KERCHEVAL and LARSEN voting in the negative with ZOBELL not present) to adopt the Sensitive Lands Element as proposed by the Citizens Advisory Committee deleting provisions for exemptions, vested rights provisions and provide for exemptions on a case-by-case basis. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-1 (KERCHEVAL voting in the negative) to recommend to the City Council that any reference to vested rights or definition of vested rights be deleted from the proposed ballot proposition.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (ZOBELL not present) to recommend to the City Council that the proposed ballot initiative not contain specific project exemptions but rather a procedure for exemptions or variance from its provisions.

On motion of PAUL OQUITA, seconded by LYNN BENN, the Commission voted 6-0 (ZOBELL not present) to recommend to the City Council that no transfer of development rights be allowed from Sensitive Lands.

RECESS, RECONVENE

The Commission at 10:50 a.m. and reconvened at 10:55 a.m.

ITEM-3 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-4 McCRINK PREZONING CASE NO. 87-1131, FROM S-87 (COUNTY ZONING) TO THE R1-6000 ZONE. LOCATED NORTH OF SPRING CANYON ROAD, WEST OF POMERADO ROAD, EAST OF I-15, SOUTH OF POWAY ROAD. NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SBM, IN THE MIRAMAR RANCH NORTH COMMUNITY PLANNING AREA. APPLICANT: EDWARD J. McCRINK.

GLENN GARGAS presented Planning Department Report No. 88-221.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 4-1 (BENN voting in the negative with ZOBELL and KERCHEVAL not present) to approve the subject rezoning as recommended by the Department.

ITEM-5 ATLAS SPECIFIC PLAN IN MISSION VALLEY. THE ATLAS SPECIFIC PLAN PROPOSES EXPANDED OFFICE, HOTEL, AND CONVENTION AND BANQUET DEVELOPMENT ON SEVEN NON-CONTIGUOUS SITES ENCOMPASSING 86 ACRES IN THE MISSION VALLEY COMMUNITY PLAN AREA. THE SITES ARE LOCATED WEST OF STATE ROUT 163, BOTH NORTH AND SOUTH OF INTERSTATE 8 (ATTACHMENT 1). EXISTING AND PROPOSED LAND USES WILL INCLUDE APPROXIMATELY 216,658 SQUARE FEET OF OFFICE USE, 3,396 HOTEL ROOMS AND 313,000 SQUARE FEET OF CONVENTION AND BANQUET FACILITIES. OWNER/APPLICANT: ATLAS HOTELS, INC.

LINDA JOHNSON presented Planning Department Report No. 88-203.

BILL SHEARER, attorney representing the applicant, stated the project contained two basic concerns, one of traffic and the river. He indicated that proposed traffic improvements were in conformance with the Mission Valley Community Plan. He indicated they were contributing their fair share of the funding toward resolution of the traffic problems in the area.

MR. SHEARER stated the river in the area from Highway 163 to Fashion Valley Road is narrowly constrained because of development on both sides of the river. He indicated the governmental agencies determined what the acceptable alignment for the river would be. He requested that the river improvements not be required until Phase II of their project because all their development was outside the 100-year floodplain. He stated requiring the improvements first would make the project economically infeasible.

PAUL PETERSON, attorney representing Fashion Valley, indicated that 25 percent of the flood channel improvement area was Fashion Valley property. He recommended a redesign in the area so as to eliminate the flooding that often occurs in the area. He further stated that the river improvement requirements should come prior to development.

DENNIS BOWLING, Rick Engineering, spoke regarding the impacts of the proposed development on Fashion Valley Center.

CRAIG BEAM stated he had concerns about the timing and adequate assurances that the river improvements would be constructed.

PAUL PETERSON stated that Fashion Valley was willing to cooperate and participate in improvements and recommended to modify the crossing of Fashion Valley.

LANCE BURRIS, Chevron Land Development Company, spoke in support of the Atlas Plan.

PAUL ROBINSON, representing FSDRIP property owners, recommended the requirement to fund the floodway be modified to give assurance of its completion.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (ZOBELL not present) to approve the Atlas Specific Plan with the following modifications:

1. Flood channel improvements should be required no later than the commencement of Phase II and possibly prior to Phase I and be consistent with the requirements of FSDRIP.

2. Modification to the western end near Fashion Valley Road to accommodate lowering of the river to reduce inundation in the area.

ITEM-6 REVIEW OF CONCEPT/SCHEMATIC DRAWINGS FOR HARBOR PLACE INN - SINGLE ROOM OCCUPANCY (SRO) RESIDENTIAL HOTEL LOCATED AT THE SOUTHWEST CORNER OF "J" STREET AND SECOND AVENUE IN THE MARINA REDEVELOPMENT AREA.  
APPLICANT: THE CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-217.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion YVONNE LARSEN, seconded by ALBERT KERCHEVAL, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the concept drawings for Harbor Place Inn as recommended by staff.

ITEM-7 REVIEW OF BASIC CONCEPT/SCHEMATIC DRAWINGS FOR THE FOURTH AVENUE FRONTAGE OF THE HORTON PLAZA PARKING GARAGE. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-222.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the basic schematic drawings for Horton Plaza Housing.

ITEM-8 ANNOUNCEMENTS/PUBLIC COMMENT -- ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The Commission adjourned at 12:45 p.m. for the purpose of conducting a field trip to the Mid-City Plan Amendment Area.