

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 15, 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 9:00 a.m.  
The Planning Commission adjourned at 3:00 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-1 REZONING CASE NO. 87-0115, FROM A1-10 (HILLSIDE REVIEW OVERLAY) TO THE R1-5,000 (HRO) AND OPEN SPACE PARK ZONES OVER A 40.3 ACRE SITE. LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY. PORTION OF THE SW 14 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDAN. PENASQUITOS EAST COMMUNITY PLANNING AREA. OWNER/APPLICANT: FREDERICK HAMPE, RAYMOND HAMPE, RICHARD B. WILLIAMS AND BESSIE M. WILLIAMS.

CHAIRMAN ZOBELL stated a memorandum had been received from COUNCILPERSON WOLFSHEIMER requesting a continuance on this rezoning until after the community plan update.

KEN UNRUH, representing the applicant, indicated he had not had an opportunity to discuss the continuance with the owner of the property. He indicated he would have no objection to a 90-day continuance.

#### COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not present) to continue this item to December 15, 1988, at 9:00 a.m.

ITEM-2 PROPOSED AMENDMENT TO COUNCIL POLICY 600-24

NANCY SCHWARZ presented Planning Department Report No. 88-265 and the memorandum to the Planning Commission dated September 9, 1988.

CAROL LANDSMAN, representing CPC, stated that Community Planning Board members were all volunteers and strictly advisory. She indicated that the CPC support the proposed revision to Council policy.

RUTH SCHNEIDER, Chairman of the Otay Mesa Planning Group, indicated her support for the policy but was opposed to the special election provision, indicating that set dates for the elections which conflicted with her planning group's election date.

VERNA QUINN, representing the Southeast San Diego Development Committee, stated her group had no objection to the revisions but she personally questioned why there would be a provision in the policy that provided for executive sessions.

ROBERT LONG spoke regarding the Council policy and the provision for executive session. He recommended it not be permitted.

PRISCILLA McCOY, Subcommittee Chairman of CPC, indicated they had numerous meetings regarding this policy change. She indicated they were concerned about the training and the eligibility for indemnification related to such training.

BRIAN BENNETT, representing the College Area Community Council, asked that an exception to the election provision be granted so that his planning group could hold their annual elections at a different date and thereby be able to more fully participate in the process. MR. BENNETT also raised the question of indemnification and the required training. He indicated that more staff should be allocated to support community planning groups.

JOHN CHENEY stated he was only opposed to the quorum requirements proposed under the policy and felt it was too lenient. He stated should a quorum not be present, the meeting should be adjourned.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not present) to recommend approval of the revisions to the Council Policy 600-24 with the following modifications.

1. The term of service be limited to a maximum of eight years. It was noted after one year time off a planning board, an individual could be elected to serve another term not to exceed eight years.
2. Community planning group elections be March and October and exceptions could be made to those dates with Planning Director approval.
3. That the required training be limited to that required for legal protection.

4. No provision be allowed for an executive session.
5. That planning group resolutions on specific projects indicate whether or not a quorum was present; whether or not the applicant appeared before the planning group and when and what type of notification did the applicant receive to appear at the planning group.

RECESS/RECONVENE

The Commission recessed at 9:35 a.m. and reconvened at 9:40 a.m.

ITEM-3 SAN DIEGO YOUTH COMMUNITY SERVICES COMPLIANCE WITH CONDITIONAL USE PERMIT (CUP) NO. 87-0104 - ONE-YEAR PROGRESS REPORT AND CONSIDERATION OF EXTENSION OF TIME. A 0.11-ACRE CENTRE CITY EAST PLANNING DISTRICT RCX ZONED SITE LOCATED ON THE EAST SIDE OF 12TH STREET, SOUTH OF C STREET AND NORTH OF BROADWAY. HORTON'S ADDITION, BLOCK 28, LOT C. CENTRE CITY COMMUNITY PLAN. OWNER: HINWICK TRUST; EDWARD H. HINKLE AND MILDRED W. HINKLE CO., TRUSTEES U/A DTD. MAY 21, 1980. APPLICANT: SAN DIEGO YOUTH AND COMMUNITY SERVICES INC.

PAUL McNEIL present Planning Department Report No. 88-354.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not present) to certify the negative declaration and amend Condition 13 to require a three year review as recommended by the department.

ITEM-4 NORTH CITY WEST PLANNED DISTRICT ORDINANCE AMENDMENT TO ADD HEALTH CLUBS TO THE USES PERMITTED ON LOTS 1 AND 3 NEIGHBORHOOD 6 IN THE (EC) ZONE EMPLOYMENT CENTER CASE NO. 7366. OWNER/APPLICANT: THE BALDWIN COMPANY.

ROBERT GREEN present Planning Department Report No. 88-430.

STEVE ZIMMER, representing Baldwin, spoke in support of the amendment.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and KERCHEVAL not present) to certify the negative declaration and approve an amendment to the North City West PDO to allow the addition of health clubs as permitted uses.

ITEM-5 REVIEW OF THE FIFTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-358.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-0 (PESQUEIRA, KERCHEVAL and CALKINS not present) to approve the fifth amendment to the redevelopment plan as recommended by staff.

ITEM-6 SAN DIEGO STATE UNIVERSITY FOUNDATION REQUEST FOR SURVEY AREA DESIGNATION. LOCATED IN THE STATE UNIVERSITY PLANNING AREA AND PROPOSED TO INCLUDE THE SAN DIEGO STATE UNIVERSITY CAMPUS AND THREE (3) ADJACENT AREAS CONSISTING OF THE ALVARADO SITE EAST ALONG I-8 TO APPROXIMATELY 69TH STREET, THE CAMPUS CORE (I.E., COMMERCIAL AND RESIDENTIAL) AREA IMMEDIATELY SOUTH OF THE MAIN CAMPUS, AND THE 55TH STREET SITE LOCATED TO THE NORTHWEST OF THE CAMPUS. ALSO INCLUDED IN THE PROPOSED SURVEY AREA IS A RECTANGULAR PORTION OF RANCHO MISSION AREA IMMEDIATELY NORTH OF THE CAMPUS AND ACROSS INTERSTATE 8, AND THE MONTEZUMA AND HARDY ELEMENTARY SCHOOL SITES. TOTAL LAND AREA IS APPROXIMATELY 66 ACRES. APPLICANT: SAN DIEGO STATE UNIVERSITY FOUNDATION.

RON SMITH presented Planning Department Report No. 88-348.

PAUL ROBINSON, attorney representing San Diego State University Foundation, spoke in support for the survey area designation.

BRIAN BENNETT, Chairperson of the College Area Community Council, indicated they endorsed in concept the survey area. He stated this endorsement was based on the assumption that the area planning group be actively involved; and the study would adequately address the need for religious facilities in the area.

BARRY CRANE, UCSD Catholic Diocese, indicated his concern for the spiritual needs for the area as well as its financial implication.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL and PESQUEIRA not present) to approve establishment of the survey area as recommended by staff.

RECESS/RECONVENE

The Commission recessed at 11:10 a.m. and reconvened at 1:40 p.m.

ITEM--7

PLANNED COMMERCIAL DEVELOPMENT CASE NO. 87-1135. LOCATED AT LAUREL STREET BETWEEN FIFTH AND FOURTH AVENUES. LEGAL DESCRIPTION: HORTON'S ADDITION, BLOCK 281, LOTS A-L

KARL ZOBELL abstained from discussion and vote on this item.

It was noted the department requested an indefinite continuance pending FAA review of this project.

MICHAEL KRICHMAN, representing Cheng Development, indicated a four-week continuance would be acceptable to his client.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZoBELL abstaining with KERCHEVAL not present) to continue this item to October 13, 1988 at 9:00 a.m.

RECESS/RECONVENE

The Commission recessed at 1:40 p.m. and reconvened at 2:00 p.m.

- ITEM-8 USG#161 DEVELOPMENT AGREEMENT CASE NO. 88-0913. LOCATED AT ELDERWOOD LANE BETWEEN ELDERWOOD LANE AND SPRING CANYON ROAD. LEGAL DESCRIPTION SBBM TOWNSHIP 145 RG, 2W NW QTR, SE QTR SECTION 27. APPLICANT: CHENG DEV.
- ITEM-9 MCCRINK DEVELOPMENT AGREEMENT CASE NO. 880914. LOCATED ON POWAY ROAD. LEGAL DESCRIPTION: SBBM TOWNSHIP 14 SO, RGE 2 W NW QTR OF SECTION 27. APPLICANT: EDWARD J. MCCRINK.
- ITEM-10 CURRY DEVELOPMENT AGREEMENT CASE NO. 88-0915. LOCATED ON POWAY ROAD BETWEEN ERMA ROAD AND POWAY ROAD. LEGAL DESCRIPTION PARCEL 2 OF PARCEL MAP NO. 14909. APPLICANT: ROBERT T. CURRY.
- ITEM-11 MERCY MIRA MESA DEVELOPMENT AGREEMENT CASE NO. 87-0746. LOCATED AT MERCY ROAD BETWEEN BLACK MOUNTAIN ROAD AND SD-015. LEGAL DESCRIPTION: MAP 12296, PARCELS 1 & 2 PORTION PARCEL 3 SECTION 20 T14S. APPLICANT: AMERICAN NEWLAND ASSOCIATES.
- ITEM-12 WUEST ESTATE DEVELOPMENT AGREEMENT CASE NO. 880908. LOCATED AT POWAY ROAD BETWEEN SD-015. LEGAL DESCRIPTION: SBM TNSP 14 S RG 2 W SECTION 29 FILE NO. 74-1611429. APPLICANT: J.L. ELDER CORP.
- ITEM-13 PENASQUITOS PARK VIEW ESTATES DEVELOPMENT AGREEMENT CASE NO. 88-0645. LOCATION: PARK VILLAGE ROAD NEAR DARKWOOD ROAD. LEGAL DESCRIPTION: PORTION RANCHO LOS PENASQUITOS. APPLICANT: AMERICAN NEWLAND ASSOCIATES.

- ITEM-14 WESTVIEW/CASA MIRA VIEW DEVELOPMENT AGREEMENT CASE NO. 88-0428. LOCATION: MIRA MESA BLVD. BETWEEN GALVIN AVENUE AND BLACK MOUNTAIN ROAD. LEGAL DESCRIPTION: PARCEL 2, PARCEL MAP 13508 FILE NO. 84-382661 OFFICIAL RECORDS. APPLICANT: PARDEE CONSTRUCTION CO.
- ITEM-15 STONECREST DEVELOPMENT AGREEMENT CASE NO. 87-0770. LOCATED AT AERO ROAD NEAR SAN DIEGO INTERSTATE 15. LEGAL DESCRIPTION: RANCHO MISSION SAN DIEGO MAP 825 LT 41. APPLICANT: STONECREST ASSOCIATES.
- ITEM-16 SORRENTO HILLS DEVELOPMENT AGREEMENT CASE NO. 88-0590. LOCATION SD-005 BETWEEN CARMEL VALLEY ROAD AND SORRENTO VALLEY BLVD. LEGAL DESCRIPTION: SECTION 31 T14S R3W SBBM LT 4. APPLICANT: AMERICAN NEWLAND ASSOCIATES.

The Commission and legal staff of the City held a discussion on the manner and material presented to the Commission for its consideration as well as the Commission's legal responsibilities to hold a public hearing on development agreements.

The Commission then opened public testimony to respond to the Commission's indication for a one-week continuance.

IMMANUAL SAVITCH, representing Stonecrest Associates, requested the Commission consider their agreement noting that the environmental impact report had been previously reviewed by the Planning Commission.

MIKE MADIGAN, representing Pardee Construction, indicated he would also be opposed to continuing this item.

ALLAN PERRY, attorney representing American Newland, requested the Commission not continue this item but hear the matter.

JERRY ELDER requested the Commission consider the item.

BRUCE McINTRYRE, representing Edward McCrink, asked the Commission to consider his item.

CHARLES BLACK, attorney representing Miramar Ranch North, asked that the Commission consider these items.



KATHLEEN ZAWORSKI-BURKE, representing the Penasquitos Homeowners Association, indicated her group voted unanimously to deny the Penasquitos agreement as written and was in support of a continuance.

ALLEN DICKEY, representing Rancho Penasquitos Planning Board, stated the planning board endorsed the development agreement and asked that it be considered.

LINDA MICHAEL, representing the Sierra Club, spoke in support of a continuance on these matters.

ALLAN PERRY stated it was appropriate to hold the Commission hearings today.

ED McCRINK stated he had owned property in the Miramar Ranch North area for many years and requested Commission consideration of the development agreement.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 3-3 (OQUITA, LARSEN and PESQUEIRA voting in the negative with KERCHEVAL not present) to continue these items for one week. This motion failed for lack of four affirmative votes.

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-1 (the Chair voting in the negative with KERCHEVAL not present) to continue these items to a special meeting on Monday, September 19, 1988 at 9:00 a.m.

ITEM-17 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 3:00 p.m.