

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 29, 1990
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner Calkins at 9:15 a.m. The Planning Commission adjourned at 1:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-not present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Robert P. Spaulding, Planning Director-present
Janis Sammartino, Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner-present
Ron Friedman, Principal Planner-present
Michael Stang, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF OCTOBER 18 AND 25, 1990.

This item was trailed.

ITEM-3 STREET ACTION SA 90-510 -- AN EXCESS PORTION OF AMIFORD DRIVE NORTH OF STAFFORD PLACE. APPLICANT: W. JEFFERY FULTON.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to approve the street action according to staff recommendations.

ITEM-3A THE MCMILLIN-BCED/MIRAMAR RANCH NORTH PARTNERSHIP DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MCMILLIN-BCED/MIRAMAR RANCH NORTH PARTNERSHIP, CASE NO. 90-1019. OWNER/APPLICANT: MCMILLIN-BCED/MIRAMAR RANCH NORTH, A CALIFORNIA PARTNERSHIP.

This item was trailed to 1:30 p.m.

ITEM-4 KEARNY MESA COMMUNITY PLAN AND IMPLEMENTATION PROGRAM - SUPPLEMENTAL INFORMATION. THIS REPORT RESPONDS TO SPECIFIC ISSUES RAISED BY THE PLANNING COMMISSION DURING THE HEARING OF SEPTEMBER 27, 1990, REGARDING ENVIRONMENTAL IMPACT MITIGATION MEASURES, TRAFFIC GENERATION RATES BY LAND USE, EXAMPLES OF PERMITTED USES BY LAND USE AND LEVEL OF SERVICE ISSUES. IN ADDITION, ISSUES PERTAINING TO INDIVIDUAL SITE RECOMMENDATIONS ARE DISCUSSED AND THE VIEWS OF AFFECTED INTERESTS ARE PRESENTED. TEXT REFINEMENTS TO THE COMMUNITY PLAN WHICH INCORPORATE PUBLIC COMMENTS ARE ALSO DESCRIBED. APPLICANT: CITY OF SAN DIEGO.

CHRIS JACOBS presented Planning Department Report No. 90-349.

MAC STROBL spoke in opposition to the proposed plan amendment.

C. S. OVERSTREET spoke in opposition to the plan amendment for Serra Mesa. He stated he was opposed to the traffic congestion as a result of the development within the Kearny Mesa Community Plan area.

C. F. STOVER, representing General Dynamics, spoke in opposition to the overlay zone being proposed for their property.

STEVE KERCH, property owner of Kearny Lodge Mobilehome Park, spoke in opposition to the recommended rezoning of the property. He stated they were surrounded by industrial and commercial uses and felt the recommended rezoning to residential was inappropriate.

STEVE BERG, representing McGrath Development, spoke in opposition to the plan amendment.

SKIP TSCHANTZ, representing Diversified Properties, stated he was opposed to the recommended zoning on his property located between Route 163 and Ruffin Road.

TOM HARRON, representing Kearny Mesa Auto Dealers, stated he was opposed to the proposed downzoning of their property. He stated the property was ideal for commercial use. He explained the property would decrease in value if the proposed rezoning were approved.

JOE HANNAN spoke in opposition to the proposed downzoning of his property at 8900 Clairemont Mesa Boulevard. He stated the proposed rezoning for M1A to M1B would result in a 50 percent decrease in the value of his property.

MIKE MURPHY, representing California Structures, spoke in opposition to the plan amendment.

FRANK SCIACCA spoke in opposition to the proposed plan amendment.

GARY KAKU, Chairman of the Kearny Mesa Planning Group, asked for an additional 60 to 90 days to work out the differences between staff recommendations and the planning group's position on the plan amendment.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to continue this item to February 7, 1991, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

ITEMS-5 ROBINHOOD RIDGE PRECISE PLAN, AMENDMENTS TO OTAY MESA
5A, 5B COMMUNITY PLAN AND THE OTAY MESA DEVELOPMENT DISTRICT
AND 5C ORDINANCE (OMDD), VESTING TENTATIVE MAP 86-1014,
REZONES AND PLANNED RESIDENTIAL PERMIT 86-1014. THE
PROPOSED ROBINHOOD RIDGE PRECISE PLAN CONSISTS OF
310 ACRES LOCATED IN THE NORTHWESTERN AREA OF THE OTAY
MESA COMMUNITY PLAN. TO IMPLEMENT THE COMMUNITY PLAN
TO RELOCATE AN ELEMENTARY SCHOOL AND PARK SITE AND TO
INCORPORATE APPROXIMATELY FIVE ACRES OF INDUSTRIAL LAND
USE. OWNER/APPLICANT: ROBINHOOD HOMES, INC.

GAIL GOLDBERG presented Planning Department Report
No. 90-356.

ROBERT SPRIGGS, representing Western Communities, spoke
in support of the precise plan. He felt it was
important that development interests move the
residential component along.

BARRY ROSS, representing Robinhood Homes, spoke in
support of the precise plan. He said he had no control
over the Brown Field Airport issue and felt he should
be allowed to proceed with his residential development.

KAZEM ZOMORRODIAN, representing Robert Childers
Company, spoke in favor of the project.

TONY BLAS spoke in support of the plan amendment and
project.

MEL INGALLS explained he owned 10 acres of land with
the precise plan area. He stated he was concerned with
access through his property by the proposed development
and stated it could be worked out.

LINDA MICHAEL, representing the Sierra Club, spoke in
support of staff's recommendation of denial. She noted
many environmentally sensitive areas were located
within the project area.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS,
the Commission voted 5-0 (PESQUEIRA and LA VAUT not

present) to deny the plan amendments and permits as recommended by staff.

ITEM-6 ONE HIGH BLUFF, PROPOSED NORTH CITY WEST PLANNED DISTRICT DEVELOPMENT PLAN PERMIT NO. 90-0497; FOR THE DEVELOPMENT OF GENERAL OFFICE AND PROFESSIONAL SERVICE USES WITHIN THE NEIGHBORHOOD SIX PRECISE PLAN AREA OF NORTH CITY WEST. OWNER: PARDEE CONSTRUCTION COMPANY - A CALIFORNIA CORPORATION. APPLICANT: ONE HIGH BLUFF, A CALIFORNIA LIMITED PARTNERSHIP.

KEVIN SULLIVAN presented Planning Department Report No. 90-350.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (LA VAUT not present) to certify the negative declaration and approve the permit as recommended by staff.

ITEM 2 APPROVAL OF MINUTES OF OCTOBER 18, AND 25, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 to approve the minutes of October 18, and 25, 1990.

ITEM-8 APPEAL OF THE SCRIPPS RANCH LOT 10 MANUFACTURING INDUSTRIAL PARK PERMIT NO. 90-0139. LOCATED EAST OF CARROLL CANYON ROAD, NORTH OF HOYT PARK DRIVE AND SOUTH OF MEANLEY DRIVE IN THE MANUFACTURING INDUSTRIAL PARK (MIP) ZONE IN THE SCRIPPS MIRAMAR RANCH COMMUNITY. DEP NO. 90-0139. LOT 10 OF SCRIPPS RANCH BUSINESS PARK, PHASE THREE. OWNER/APPLICANT: CURRIE PARTNERS, INC. APPELLANTS: CURRIE PARTNERS, INC.

LYNNE HEIDL, attorney representing the applicant, requested an indefinite continuance on the permit.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL and LA VAUT not present) to continue this item indefinitely.

ITEMS-7 RUSSET LEAF LANE WEST TENTATIVE MAP NO. 90-0443 AND AND
7A REZONE NO. 90-0443. LOCATED ON THE WEST SIDE OF RUSSET
LEAF LANE BETWEEN ENTREKEN WAY AND IN THE A1-10
PROPOSED R1-5000/SLO ZONE IN THE PENASQUITOS EAST
COMMUNITY. DEP NO. 90-0443. PARCEL 6, PM 14576.
OWNER/APPLICANT: JERRY L. ELDER.

JEFF BARFIELD, representing the applicant, requested a
continuance because only four Commissioners would be
present to consider their item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS,
the Commission voted 5-0 (ZOBELL and LA VAUT not
present) to continue these items to December 13, 1990,
at 9:00 a.m.

ITEM-3A THE MCMILLIN-BCED/MIRAMAR RANCH NORTH PARTNERSHIP
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND
MCMILLIN-BCED/MIRAMAR RANCH NORTH PARTNERSHIP, CASE
NO. 90-1019. OWNER/APPLICANT: MCMILLIN-BCED/MIRAMAR
RANCH NORTH, A CALIFORNIA PARTNERSHIP.

KAREN MAYBERRY, representing Scripps Ranch Planning
Group, requested a one-week continuance to review the
document. Ms. MAYBERRY stated she personally would
request a continuance until the final impact report was
completed.

JOHN CHENEY, representing the Save the Lake Committee,
requested a continuance.

JIM DAWE, attorney representing McMillin/BCED, stated
he prefer the Planning Commission proceed with the
hearing.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the
Commission voted 5-0 to continue this item to
December 6, 1990, at 1:30 p.m.

ADJOURNMENT

Commission adjourned at 1:45 p.m.