

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 20, 1990
AT 9:00 A.M.
THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:05 a.m.
The Planning Commission adjourned at 12:00 noon.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Robert P. Spaulding, Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Jeff Strohming, Engineering & Development
Department-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Larry Monserrate, Principal Planner-present
Ron Friedman, Principal Planner-present
Janet Fairbanks, Principal Planner-present
Betsy McCullough, 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-7 PROPOSED CHILD CARE ORDINANCE AND LOCAL COASTAL PROGRAM AMENDMENT.

PAT GRABSKI requested a continuance on this item.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to continue this item to January 17, 1991, at 9:00 a.m.

ITEM-2 INITIATION OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN. THIS ACTION CONSTITUTES AN AMENDMENT TO THE COMMUNITY PLAN TO DESIGNATE A NEW SITE FOR AN EXISTING BRANCH PUBLIC LIBRARY AND TO REDESIGNATE THE EXISTING SITE FROM INSTITUTIONAL TO ANOTHER APPROPRIATE USE. THIS ACTION CONSTITUTES AN AMENDMENT TO THE COMMUNITY PLAN TO DESIGNATE A SITE FOR USE AS A CITY OF SAN DIEGO POLICE SUBSTATION. APPLICANT: THE CITY OF SAN DIEGO, LIBRARY/POLICE DEPARTMENTS.

REYNALDO PISAÑO spoke in support of the plan initiation and expressed concern that all potential sites be reviewed for the police station.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (CALKINS and PESQUEIRA not present) to initiate the plan amendments as recommended by staff.

ITEM-2A AMENDMENT OF AFFORDABLE HOUSING DENSITY BONUS ORDINANCE, MUNICIPAL CODE SECTION 101.0307 TO COMPLY WITH STATE LEGISLATIVE REQUIREMENTS.

MYLES POMEROY presented Planning Department Report No. 90-371.

LEE BATES, Housing Commission, commented on staff report.

RICHARD JUAREZ spoke in support of staff's recommendation with the additional recommendation

submitted by the Metropolitan Transit Development Board.

ALAN SMITH, San Diego Apartment Association, spoke in support of the ordinance. He felt there should be a minimum of government restraints in order to provide low cost housing.

JACK WALSH spoke in support of the density bonus program and recommended modifications to the proposed ordinance.

SCOTT ROBINSON, representing Guttman Company, spoke in support of staff recommendation. He explained the 10 percent FAR bonus did not work in the downtown area.

REYNALDO PISAÑO, Southeast San Diego Development Committee, stated he was opposed to the ordinance as presented.

VERNA QUINN spoke in opposition to the density bonus program stating many of the housing products using the program ended up being eyesores in the community. She stated State legislation only required one incentive and questioned why more than one was being proposed.

OPAL TRUEBLOOD spoke in opposition to the density bonus ordinance.

ROBERT CARPENTER spoke in support of the ordinance and cited the need for housing in San Diego.

ANNA MAJOR stated she was opposed to the density bonus in her area and felt Southeast San Diego should be exempt.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-1 (ZOBELL voting in the negative with PESQUEIRA not present) to continue to review various projects developed under the density bonus program.

RECESS, RECONVENE

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

ITEMS 2B RUSSET LEAF LANE WEST TENTATIVE MAP NO. 90-0443 AND
AND 2C 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 PEÑASQUITOS EAST
COMMUNITY. DEP NO. 90-0443. PARCEL 6, PM 14576.
OWNER/APPLICANT: JERRY L. ELDER.

JUDY BRASWELL presented Planning Department Report
No. 90-385.

JEFF BARFIELD, P&D Technologies, spoke in support of
the map and rezoning.

No one appeared in opposition to the item.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS,
the Commission voted 4-2 (BENN and LA VAUT voting in
the negative with PESQUEIRA not present) to certify the
negative declaration and approve the rezoning and map.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at
11:00 a.m.

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

ITEM-4 PROPOSED SPACE ALLOCATION STANDARDS AND TRASH
RECYCLABLES ORDINANCE AND AMENDMENT TO LOCAL COASTAL
PROGRAM.

PAT GRABSKI presented Planning Department Report
No. 90-380.

ALAN SMITH, representing the San Diego Apartment
Association, spoke in favor of the ordinance with the
recommended language change.

BRET VEDDER, Construction Industry Federation, spoke in
support of the ordinance.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS,
the Commission voted 6-0 (PESQUEIRA not present) to

approve the ordinance and local coastal program amendment as recommended by the department modified to state that trash receptacles would be permitted in rear and side yards where not visible to the public.

ITEMS-5
AND 6

APPROVAL WITH CONDITIONS OF THE SCRIPPS RANCH NORTH PHASE 2 PLANNED RESIDENTIAL DEVELOPMENT AND ACCOMPANYING VESTING TENTATIVE MAP NO. 89-0550, AND CERTIFICATION OF EIR NO. 89-0550. LOCATED EAST OF I-15, BETWEEN MIRAMAR RESERVOIR AND POWAY ROAD IN THE R-1-5, R-1-6, R-2, R-2A AND HR OVERLAY ZONES IN THE MIRAMAR RANCH NORTH COMMUNITY PLANNING AREA. DEP NO. 89-0550 EIR. PARCEL 2 AND A PORTION OF PARCEL 1 OF PARCEL MAP 14987 TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY AND COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. OWNER/APPLICANT: MCMILLIN/BCE DEVELOPMENT.

KARL ZOBELL abstained from discussion and vote on this item. CHRIS CALKINS assumed Chair of the meeting.

PHILIP MAECHLING presented Planning Department Report No. 90-390.

JIM DAWE, attorney representing the applicant, spoke in support of the project.

WALTER HEIBERG reviewed the grading plans for the project.

DAVID PREWETT spoke in favor of the project.

KAREN McELLIOTT, representing Miramar Ranch North Planning Committee, spoke in favor of the project noting her planning group had not had the opportunity to review the latest changes recommended by staff and the applicant.

LINDA MICHAEL spoke in opposition to the map and permit based on loss of habitat and the sensitivity of the area.

Public testimony was closed.

COMMISSION ACTION

On motion on LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL abstaining with PESQUEIRA not present) to certify the supplemental environmental

impact report and approve the map and permit according to staff recommendation modified to require alternative compliance rather than the brush management.

ADJOURNMENT

The Commission adjourned at 12 noon.