

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 6, 1990
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 1:55 p.m. The Planning Commission adjourned at 4:55 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Janis Sammartino, Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Janet Fairbanks, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 FIELD TRIP - NORTH COUNTY AGRICULTURAL AREAS

The Commission conducted a field trip of agricultural areas in the Encinitas and Carlsbad areas of the county.

ITEM-4 APPROVAL OF MINUTES OF NOVEMBER 8, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 6-0 (ZOBELL not present) to approve the minutes of November 8, 1990.

ITEM-1A 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.

JANIS SAMMARTINO reviewed the action being requested of the Planning Commission with respect to the development agreement.

BOB KORCH presented Planning Department Report No. 90-361. He further reported on changes to the report.

KAREN McELLIOTT, Chairman of the Miramar Ranch North Planning Committee, spoke in support of the development agreement and asked for clarification on specific items cited in the agreement.

JIM DAWE, representing BCED, spoke in support of the agreement.

WALTER HEIBERG, representing McMillan, responded to Commission questions about grading in Phase II and III.

KAREN MAYBERRY, member of the Scripps Ranch Planning Group, spoke in opposition to the development agreement. She felt the agreement should not be approved until the plan amendment is finalized and a new environmental impact report is certified.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the development agreement.

SHERYN SCHERER, representing Save Miramar lake Committee, spoke in opposition to the development agreement.

PETER NAVARRO, representing PLAN, spoke in opposition to the development agreement.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 3-3 (BERNET, CALKINS and PESQUEIRA voting in the negative with ZOBELL abstaining) on a motion to deny the development agreement. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (BENN and LA VAUT voting in the negative with ZOBELL abstaining) to approve the development agreement as recommended by staff, modified to remove the phrase, "in any manner" on page 17 of the agreement.

RECESS, RECONVENE

The Commission recessed at 3:45 p.m. and reconvened at 3:50 p.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-2 REPORT FROM THE PLANNING DIRECTOR

No report was given.

ITEM-5 REVIEW OF BASIC CONCEPT DRAWINGS FOR CITY FRONT TERRACE, A RESIDENTIAL CONDOMINIUM DEVELOPMENT IN THE MARINA REDEVELOPMENT AREA. CITY FRONT TERRACE IS A 13-STORY (120 FEET), 319-UNIT CONDOMINIUM DEVELOPMENT BOUNDED BY MARKET STREET, UNION STREET AND THE MARINA LINEAR PARK. THE PROJECT IS BEING DEVELOPED IN CONJUNCTION WITH THE RESTORATION OF THE CITRUS SOAP FACTORY BUILT IN 1919, DESIGNATED AS A LOCAL HISTORIC SITE IN 1988 AND ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION. DISCLOSURE: DEVELOPER-MICHAEL KRIOZERE. OWNER: MARINA VILLAGE ASSOCIATES/FROST FAMILY.

MARIANNE MUNSELL presented Planning Department Report No. 90-382.

MIKE KRIOZERE, project developer, responded to Commission questions about the design of the building.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to approve the basic concept drawings for City Front Terraces with the condition that brick be the main material used on the building facade.

ITEM-7 AMENDMENT OF AFFORDABLE HOUSING DENSITY BONUS ORDINANCE, MUNICIPAL CODE SECTION 101.0307 TO COMPLY WITH STATE LEGISLATIVE REQUIREMENTS.

Several members of the public requested a continuance on this item because they would not be able to remain for the hearing.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to continue this item to December 20, 1990, at 9:00 a.m.

ITEM-6 HOUSING ELEMENT ANNUAL REVIEW (FY 1989-FY 1990).

MYLES POMEROY presented Planning Department Report No. 90-370.

ALAN SMITH, representing the San Diego Apartment Association, spoke in support of the Housing Element. He explained many people are doubling up in apartments because of the economy. He felt there should be a more aggressive program to develop new housing units.

MARGUERITE FERRANTE spoke about the need for low income housing.

MEL SHAPIRO recommended that people in need of housing be counted rather than the number of units. He also questioned the standards for low income housing.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 6-0 (CALKINS not present) to accept the Housing Element Annual Review and forward it to the City Council for adoption.

ITEM-3 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE
JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 4:55 p.m.