

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 25, 1990
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 9:15 a.m.
The Planning Commission adjourned at 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Planning Director Robert P. Spaulding-present
Michael J. Stepner, City Architect-present
Assistant Planning Director George Arimes-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohminger, Engineering and Development-present
Stacie Plante, Engineering and Development-present
Tom Salgado, Principal Planner-present
Robert Didion, Principal Planner-present
Recorder Janet MacFarlane-present

MISCELLANEOUS

Chairman ZOBELL presented Commissioner YVONNE LARSEN a resolution acknowledging her for her eight years of public service as a Planning Commissioner.

ITEM-3 MARINA LINEAR PARK

PATRICK O'CONNOR reviewed the plans for the Marina Linear Park and made a slide presentation of the model.

MARIANNE MUNSELL reviewed the memorandum to the Planning Commission dated January 19, 1990.

ITEM-1 CALBIOCHEM - UNIVERSITY COMMUNITY PLAN AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT. A PROPOSED AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO INCREASE THE ALLOTTED DEVELOPMENT INTENSITY ON A 16.08-ACRE SITE FROM 7,585 SQUARE FEET PER ACRE TO 20,000 SQUARE FEET PER ACRE. MAXIMUM DEVELOPMENT UNDER THE AMENDMENT COULD INCREASE FROM APPROXIMATELY 122,000 SQUARE FEET TO 321,000 SQUARE FEET OF SCIENTIFIC RESEARCH USE. THE PROJECT SITE IS LOCATED IN THE UNIVERSITY COMMUNITY AT THE NORTHEAST CORNER OF NORTH TORREY PINES ROAD AND SCIENCE PARK ROAD. THE SITE IS WITHIN THE SR ZONE. THE CITY COUNCIL HAS EXEMPTED THIS ITEM FROM CITY COUNCIL POLICY 600-35 WHICH REQUIRES COMMUNITY PLAN AMENDMENTS TO BE CONSOLIDATED. OWNER/APPLICANT: CALBIOCHEM CORPORATION.

MIKE WESTLAKE presented Planning Department Report No. 89-561.

JEFFREY TAXSON, representing Calbiochem, gave a history of the company's development since 1953, and requested that the additional expansion of the facility be approved.

HARRY MATHIS, representing the University Planning Group, stated his organization voted to recommend denial of the project based on the traffic that would be generated by the additional employees that would be working at the facility.

DAVE O'DELL, representing the La Jolla Community Planning Association and the La Jolla Town Council, spoke in opposition to the plan amendment. He felt the infrastructure could not support the additional traffic that would be generated from the expanded facility and it would impact the La Jolla area.

LINDA MICHAEL, representing the Sierra Club, indicated they supported the Planning Department's recommendation of denial of the amendment. She noted that further intrusion into the open space system of the area would result if expansion were approved.

BENNY CHIEN, La Jolla Community Planning Association, questioned the environmental impact report and suggested that an analysis which would include slopes of ten to 15 percent grade.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, stated her organization voted to oppose the project. She based her opposition on the additional traffic that would be generated by the project.

JEFFREY TAXSON explained why mitigation measures were removed from the environmental impact report.

Public Testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted 5-1 (PESQUEIRA voting in the negative with BERNET not present) to certify the environmental document and deny the plan amendment as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m. and reconvened at 10:15 a.m.

ITEMS-2
2A, 2B
AND 2C

UNIVERSITY COMMUNITY PLAN AMENDMENT - EXPANSION OF LA JOLLA VILLAGE SQUARE, PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 89-0366, PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT AND TENTATIVE MAP NO. 89-0404. A PROPOSED AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN TO INCREASE THE PERMITTED DEVELOPMENT INTENSITY ON THE LA JOLLA VILLAGE SQUARE PROPERTY FROM 737,250 SQUARE FEET IN FLOOR AREA TO 1,002,000 SQUARE FEET. LA JOLLA VILLAGE SQUARE CURRENTLY INCLUDES 350,000 SQUARE FEET OF DEVELOPMENT. THE PROJECT ALSO REQUIRES A TENTATIVE MAP, A PLANNED COMMERCIAL DEVELOPMENT (PCD) PERMIT AND A PCD AMENDMENT. THE PROJECT SITE, CONSISTING OF 40.8 ACRES, IS LOCATED WEST OF INTERSTATE 5, SOUTH OF NOBEL DRIVE, EAST OF VILLA LA JOLLA DRIVE AND VIA MALLORCA, AND NORTH OF VIA ALICANTE. THE PROPERTY IS LEGALLY DESCRIBED AS PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 8363; LOTS 1-22 ACCORDING TO MAP NO. 11190. OWNER/APPLICANT: LA JOLLA VILLAGE SQUARE AND T&S.

BOB DIDION presented Planning Department Report No. 89-562.

MICHAEL FAGAN, representing T&S Development, spoke in support of the plan amendment and explained what benefits would accrue should the project be approved.

MICHAEL LABARRE, representing SGPA, spoke in support of the expansion and reviewed the plans for the parking structure.

MATT PETERSEN, attorney representing the applicant, spoke in support of the permit.

HARRY MATHIS, representing the University Community Planning Group, stated that his organization voted to support the expansion because of the funding for the freeway ramps that would be a condition of approval for the permits.

SHERRI JAFF spoke in support of the expansion stating that as a businessperson, an increase in the size of the shopping center was necessary for its economic viability.

JOHN ZIMMERMAN, President of Cape La Jolla Homeowners Association, stated its association was in support of the project.

DAVE O'DELL spoke in opposition to the plan amendment.

DALE DISHARON, representing the Via Mallorca Homeowners Association, indicated their concern and opposition to the expansion of the shopping center.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-2 (LARSEN and PESQUEIRA voting in the negative with BERNET not present) to certify the environmental document and deny the permits and plan amendment as recommend by staff.

ITEM-4 NORTH PARK REDEVELOPMENT SURVEY AREA.

JIM LOBUE presented Planning Department Report No. 90-029.

JUDY ELLIOTT spoke in opposition to the redevelopment project boundary and asked that the Normal Heights section be removed at this time.

TOM FOX, Director of the Normal Heights Community Development Corporation, spoke in opposition of the Normal Heights area being included in this particular redevelopment project boundary.

Public testimony was closed on this item.

RECESS, RECONVENE

The Commission recessed at 12:20 p.m. and reconvened at 2:25 p.m.

ITEM-4 NORTH PARK REDEVELOPMENT SURVEY AREA.

The Commission continued discussion of Item 4 on the agenda.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to accept the enlarged version of the redevelopment project boundary as recommended by staff and to further that the survey area be renamed so that it does not identify a particular community without identifying the others.

ITEM-5 PROPOSED MULTI-FAMILY DESIGN ORDINANCE WORKSHOP. AS ONE ELEMENT OF THE CITY'S GROWTH MANAGEMENT PROGRAM, THE CITY COUNCIL DIRECTED THE PLANNING DEPARTMENT TO PREPARE A MINISTERIAL DESIGN ORDINANCE FOR THE REVIEW OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT PROJECTS CITY-WIDE. THE PURPOSE OF THIS ORDINANCE IS TO PROMOTE GOOD DESIGN AND PLANNING PRACTICES AND TO FOSTER NEIGHBORHOOD COMPATIBILITY. SPECIFICALLY EXCLUDED FROM THIS ORDINANCE ARE COMMUNITIES SUBJECT TO EXISTING PLANNED DISTRICT ORDINANCES. A COMPANION ITEM IS THE PROPOSED AMENDMENT OF THE MULTI-FAMILY PARKING ORDINANCE.

MIKE TUDURY presented Planning Department Report No. 90-026.

The Commission held a general discussion of the proposed ordinance that would be used to review multi-family projects of four units or less.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to set this item for public hearing.

ITEM-6 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST
WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT
PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 4:00 p.m.