

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 9, 1989
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 4:45 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
Assistant Planning Director George Arimes-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Salgado, Principal Planner-present
Frank Belock, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF OCTOBER 19, 1989

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to approve the minutes of October 19, 1989.

ITEM-1A REVIEW OF BASIC CONCEPT DRAWINGS FOR SEA BRIDGE BOUNDED BY PACIFIC HIGHWAY, F STREET, SANTA FE RAILROAD RIGHT-OF-WAY AND G STREET.

It was announced this item had been removed from the agenda.

ITEM-3 STREET ACTION SA 89-517 -- THE VACATION OF 41ST STREET SOUTH OF POLK AVENUE ADJACENT TO CENTRAL ELEMENTARY SCHOOL. APPLICANT: SAN DIEGO UNIFIED SCHOOL DISTRICT.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the consent item as recommended by staff.

ITEM-7 PRELIMINARY PLAN AND PROJECT AREA BOUNDARIES FOR THE MID-CITY REDEVELOPMENT PROJECT.

LAURA ALEXANDER, explained that the City Council had continued discussion of the project area preliminary redevelopment plan for Mid-City for a period of 90 days. She stated this item would be rescheduled for Commission consideration after the City Council hearing on this item.

ITEM-2 STREET ACTIN SA 89-530 -- THE VACATION OF AN EXCESS PORTION OF CAMINO DE LA REINA EAST OF CAMINO DE LA SIESTA. APPLICANT: SAFINO, BUTCHER AND ORMONDE, INC., FOR J.R. TOWNSEND.

FRANK BELOCK reviewed the Engineering and Development Department memorandum dated September 26, 1989.

SUSAN LAY, representing the applicant, spoke in support of the street vacation. She explained the opposition related to appropriate reimbursements on street improvements to an adjacent property owner.

GERALD ALFORD, representing MBM West II, asked for a guarantee that they would be entitled to reimbursement at some point in time for their street improvements.

ROBYN STACK, representing Pactel properties, stated they had spent \$1.3 million in upgrading the exterior of their building to coordinate with the enhancement of the Mission Valley Improvement Project. She was concerned that an adjacent greenbelt would be removed and used for parking of vehicles.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the subject street action.

ITEM-4 : BERNARDO HEIGHTS COUNTRY CLUB CONDITIONAL USE PERMIT NO. 89-0685 (AMENDMENT TO CUP 87-1095). LOCATED AT 16066 BERNARDO HEIGHTS PARKWAY IN THE A-1-10, R1-5000 ZONES IN THE RANCHO BERNARDO COMMUNITY. EQD NO 89-0685.
OWNER/APPLICANT: BERNARDO HEIGHTS COUNTRY CLUB.

BOB MANIS presented Planning Department Report No. 89-525.

C. W. WALLACE, representing the Bernardo Heights Country Club, spoke in support of the permit. He requested that the permit be modified to allow for ornamental fencing with a four-inch spacing rather than the proposed eight-inch spacing. He further asked that a condition be added to the permit regarding the trimming and removal of trees.

ROBERT FROMM, representing the Masters Hill Homeowners Association, stated that with the added condition regarding the trimming and removal of trees, they would have no objection to the permit.

STEVE SAYLER, stated he did not know what exactly was being proposed. He stated his property overlooked the golf course. He stated he did not want the fence to detract to the beauty of the golf course.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 7-0 to certify the mitigated negative declaration and approve the permit with the following modifications:

"1. In those locations in which concerns are raised by surrounding residents regarding the height of a particular

tree species at maturity, the club may, without the need for an amendment to the permit, substitute a tree species indicated on the approved landscape plan with a species that is lower and/or less dense at maturity.

"2. to allow four-inch spacing between the bars of any ornamental fencing that is installed around the golf course." It was noted that six-inch spacing would also be satisfactory and could be substituted for four-inch spacing.

ITEM-5 MISSION ARCHIVES OF ST. FRANCIS SEMINARY OFFICE EXPANSION CONDITIONAL USE PERMIT NO. 89-0626. LOCATED ON THE EAST SIDE OF SANTA PAULA DRIVE BETWEEN SAN PEDRO AND SAN DIMAS AVENUES ON THE UNIVERSITY OF SAN DIEGO CAMPUS IN THE R-1000 ZONE IN THE LINDA VISTA COMMUNITY. OWNER/APPLICANT: DIOCESE OF SAN DIEGO.

KEVIN MCGEE presented Planning Department Report No. 89-525.

HOWARD SCHUSS, representing the Diocese of San Diego, indicated his support for the permit and indicated he was available for Commission questions.

JIM HOLMBERG, representing the Diocese of San Diego, stated he was available for Commission questions.

No one appeared in opposition to this Item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the conditional use permit as recommended by staff.

ITEM-6 PRELIMINARY REDEVELOPMENT PLAN FOR THE MERCADO DEL BARRIO REDEVELOPMENT PROJECT.

LAURA ALEXANDER and KURT CHILCOTT, Property Department, presented Planning Report No. 89-526.

AL DUCHENY, Chairman of the Harbor View Community Council, indicated their support for the redevelopment plan and proposed boundaries.

RICH JUAREZ gave a history of the development of the project and encouraged Commission's approval.

JON STOCKHOLM indicated he was opposed to the Mercado Del Barrio project. He stated he was a landowner on Main Street and questioned why his area would be included in the boundary.

OTTO HERR stated the area was in need of redevelopment and encouraged Commission's approval.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to approve the project area boundary and preliminary plan for the Mercado Del Barrio.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 1:40 p.m.

ITEMS- 7A, 7B AND 7C APPEAL OF THE LA JOLLA PINES TECHNOLOGY CENTRE PLANNED INDUSTRIAL DEVELOPMENT, COASTAL HILLSIDE REVIEW DEVELOPMENT, AND TENTATIVE MAP, CASE NO. 88-0244. LOCATED AT THE NORTHEAST CORNER OF GENESEE AVENUE AND NORTH TORREY PINES ROAD, SOUTH OF SCIENCE PARK ROAD AND WEST OF INTERSTATE 5 IN THE SR ZONE IN THE UNIVERSITY COMMUNITY. ENVIRONMENTAL IMPACT REPORT NO. 88-0244. OWNER/APPLICANT: WIMPEY/GENTRY II. APPELLANTS: BENNY CHIN.

GLENN GARGAS presented Planning Department Report No. 89-515.

BENNY CHIN, appellant, spoke in opposition to the permits based on an inadequate environmental impact report.

DAVE O'DELL stated his opposition was based on the increase of traffic and the density of the project.

MAURIE BROWN, representing the Torrey Pines Association, stated his opposition to the project. He stated they had not been properly informed by the City about the project because of its impact on the Torrey Pines State Preserve and Reserve.

LINDA MICHAEL, representing the Sierra Club, spoke in support of the appeal and denial of the project. She felt that the environment impact report did not comply with the community plan and it did not recognize the traffic impacts. She stated the project would impact several species of animal.

OPAL TRUEBLOOD, Chair of the Torrey Pines Planning Group, stated her group unanimously voted to support the appeal and oppose the project.

JIM MILCH, attorney representing the applicant, explained this project was not one of buildings but of lots created for potential users. He also provided a copy of the design manual and explained that each applicant would need to go forward for separate approvals with each specific project.

DR. DOUGLAS ARMSTRONG, representing the La Jolla Cancer Research Foundation, spoke in support of the project. He stated they would be one of the users of the subdivision.

HARRY MATHIS, Chair of the University City Planning Group, stated that the planning group had reviewed the project and voted unanimously in its support.

HAL SADLER, architect, spoke in support of the project.

WILLIAM NELSON, Vice Chairman of the Scripps Clinic and Research Foundation, indicated they would be one of the users of the lot and encouraged Commission's support.

GEORGE GENTRY, applicant, spoke in support of the project and explained that they had been asked to do a Transportation Demand Management Program to monitor the traffic.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 3-3 (REYNOLDS, BERNET and BENN voting in the negative with ZOBELL not present) to certify the environmental impact report, deny the appeal and approve the permits deleting the provision that would automatically provide for increase in density. This motion failed for lack of four affirmative votes. Therefore, the Planning Director and Subdivision Board's approval of the project stands.

RECESS, RECONVENE

The Commission recessed at 3:05 p.m. and reconvened at 3:15 p.m.

ITEM-8 OTAY MESA EMERGENCY ORDINANCE, AMENDING ORDINANCE NUMBER 0-17186. THE SUBJECT ORDINANCE WILL AMEND ORDINANCE NUMBER 0-17186, WHICH WAS ENACTED NOVEMBER 21, 1988, BY EXTENDING THE MORATORIUM ON THE PROCESSING OF DISCRETIONARY ACTIONS FOR UP TO ONE YEAR AND EXPANDING THE BOUNDARIES TO COVER THE ENTIRE OTAY MESA COMMUNITY PLANNING AREA IN THE CITY OF SAN DIEGO. APPLICANT: THE CITY OF SAN DIEGO.

GAIL GOLDBERG presented Planning Department Report No. 89-520.

RICHARD ALVORD, representing Otay Mesa Development Company, spoke in opposition to the ordinance.

TOM HOM spoke in opposition to the ordinance.

MARILYNN BROWN-BELLMAN, spoke in opposition to the moratorium.

JACK DIMOND stated he represented three limited partnerships with projects in the area. He indicated he was opposed to any further moratorium.

DAVID DOLKAS, representing the Otay Mesa Chamber of Commerce, spoke in opposition to the moratorium. He stated they had been working to revitalize and encourage development in the area and any further moratorium would cast a chill over the economic growth of this area.

MIKE MURPHY, representing California Structures, indicate his opposition to the continued moratorium.

MATT PETERSON, representing numerous property owners in the area who would be impacted by any extension of time of the emergency ordinance, spoke in opposition.

LIZ HUTCHESON, representing U.S. Customs Service, stated they had recently acquired a 16-acre parcel at the International Border crossing and they were working on drawings to enlarge their facility. She indicated they would be opposed to any moratorium which would affect their ability to develop the site.

JEFF WISSLER, representing the International Business Center, spoke in opposition to the moratorium.

PAUL ROBINSON, representing Otay International Center, stated his project had a valid development agreement and precise plan and he was opposed to the extension of this ordinance.

MAC STROBL spoke in opposition to the moratorium.

PAUL PETERSON, representing Otay Mesa Center Partnership, indicated his opposition to the moratorium.

ANTONIO BLASS, area property owner, indicated his opposition to the proposed ordinance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-2 (LARSEN and PESQUEIRA voting in the negative with ZoBell not present) to approve the recommended ordinance and to further recommend that Council release those areas as soon as possible that are not under consideration for an airport.

ITEM-9 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-10 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 4:45 p.m.