

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 15, 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 9:10 a.m.
The Planning Commission adjourned at 5:45 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
Severo Esquivel, Deputy City Manager-present
Robert P. Spaulding, Planning Director-present
John Witt, City Attorney-present
Fred Conrad, Chief Deputy City Attorney-present
Janis Sammartino, Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Story, Deputy Director, Development and
Environment Services-present
Bill Schempers, Engineering and Development-present
Tom Salgado, Principal Planner-present
Michael Stang, Principal Planner-present
Kelly Broughton, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF FEBRUARY 22, 1990

COMMISSION ACTION

On motion of SCOTT BERNET seconded by YVONNE LARSEN, the Commission voted 6-0 (REYNOLDS not present) to approve the minutes of February 22, 1990.

ITEM-1A CONDITIONAL USE PERMIT NO. 89-1173 AND RESOURCE PROTECTION ORDINANCE PERMIT NO. 89-1173 FOR KFMB RADIO. LOCATED ON THE NORTHWEST CORNER OF MISSION GORGE ROAD AND MAST BOULEVARD IN THE R1-40000 ZONE WITHIN THE EAST ELLIOT COMMUNITY PLAN AREA; EQD NO. 89-1173. LEGAL DESCRIPTION: PORTIONS OF TRACTS "C" AND "T" OF RANCHO EL CAJON. OWNER/APPLICANT: MIDWEST TELEVISION, INC.

KARL ZOBELL abstained from discussion and vote on this item. Vice Chairman PESQUEIRA assumed Chair of the meeting.

PATRICK LOWE presented Planning Department Report No. 90-087.

RICHARD BURT, attorney representing the applicant, concurred with staff's recommendation for approval.

LINDA MICHAEL, representing the Sierra Club, stated they were concerned about one of the towers being located in a riparian area set aside for mitigation of the alignment of Route 52. She questioned the encroachment into this area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (ZOBELL abstaining) to certify the negative declaration and approve the conditional use permit as recommended by staff.

Chairman ZOBELL resumed Chair of the meeting.

ITEM-2 EXPANSION OF THE EXISTING SAN YSIDRO HEALTH CENTER, CONDITIONAL USE PERMIT NO. 89-0807. LOCATED AT 209 FOOTHILL ROAD BETWEEN SMYTHE AVENUE AND COTTONWOOD ROAD AND 4004 BEYER BOULEVARD AT THE NORTHEAST CORNER OF BEYER BOULEVARD AND COTTONWOOD ROAD IN THE SAN YSIDRO COMMUNITY IN THE R-1500 ZONE. LEGAL DESCRIPTION: LOT A, 213, 214 AND 215 OF CARMEL HEIGHTS SUBDIVISION MAP NO. 1324. OWNER/APPLICANT: SAN YSIDRO HEALTH CENTER.

COLLEEN FROST presented Planning Department Report No. 90-088.

JERRY McGUIRE spoke in support of the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to certify the negative declaration and approve the permit as recommended by staff.

- ITEM-3 APPEAL OF THE SHELL OIL COMPANY CONDITIONAL USE PERMIT AMENDMENT TO CONVERT AN EXISTING BUILDING AREA TO A CONVENIENCE STORE AND TO INCREASE THE SIZE OF AN EXISTING PUMP ISLAND CANOPY. LOCATED AT 2606 CLAIREMONT DRIVE IN THE CA ZONE IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 89-1243. LEGAL DESCRIPTION: LOT 6, CLAIREMAR SUBDIVISION, MAP NO. 6155. OWNER/APPLICANT: SHELL OIL COMPANY. APPELLANTS: SHELL OIL COMPANY.

KEVIN McGEE presented Planning Department Report No. 90-061.

MARK HAYDEN, engineer for Shell Oil Company, spoke in support of the appeal and requested the Commission approve a 50-foot, freeway-oriented sign on the property.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 7-0 to certify the negative declaration and deny the appeal and approve the permit as recommended by staff.

- ITEM-4 APPEAL OF THE TEXACO STATION REMODEL CONDITIONAL USE PERMIT NO. 89-0896. LOCATED AT 7490 BEAGLE STREET, IN THE CN ZONE, IN THE CLAIREMONT MESA COMMUNITY PLAN. DEP NO. 89-0896. OWNER/APPLICANT: HASSAN KHAYAT. APPELLANT: GEORGE TUCKER.

MICHELE FELL-CASALE presented Planning Department Report No. 90-081.

FLOYD MORROW, representing GEORGE TUCKER, spoke in opposition to the permit to allow a mini-market. He felt it would change the character of the neighborhood, and he was opposed to any 24-hour operation of the facility.

FARRAH KHAYAT, applicant, spoke in support of the permit. He explained it was a family run business and had planned to make improvements to the site.

A lady in the audience, an applicant, spoke in support of the permit.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 3-4 (BERNET, REYNOLDS, PESQUEIRA and LARSEN voting in the negative) to support the appeal and deny the permit. This motion failed for lack of four affirmative votes.

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET the Commission voted 5-2 (BENN and ZOBELL voting in the negative) to approve the conditional use permit modifying the hours of operation from 7:00 a.m. to 11:00 p.m. daily.

ITEM-5 COMPREHENSIVE LAND USE PLAN (CLUP) FOR NAS MIRAMAR. THE DRAFT CLUP IS AN UPDATE OF THE 1977 CLUP FOR NAS MIRAMAR. IT HAS BEEN PREPARED BY SANDAG, ACTING AS THE AIRPORT LAND USE COMMISSION FOR THE SAN DIEGO REGION.

THERESA WILKINSON presented Planning Department Report No. 90-071.

JACK KOERPER, representing NAS Miramar, spoke in support of the land use plan.

BYRON MEADOWS stated he was in support of a civilian airport in connection with NAS Miramar.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, stated she had not received any notice nor information regarding this issue and felt that she should have been informed of the hearing.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the Naval Air Station Miramar Comprehensive Land Use Plan as recommended by staff.

ITEM-6 BARRIO LOGAN INTERIM PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM AMENDMENT

This item had been removed from the agenda.

RECESS, RECONVENE

The Commission recessed at 11:00 a.m. and reconvened at 1:45 p.m.

ITEM-7 GROWTH MANAGEMENT PROGRAM

JANIS SAMMARTINO reviewed the framework for the Growth Management policies.

CHRIS WORNUM, representing Recht Hausrath and Associates, reported on the impacts of proposed growth management on housing affordability.

BILL SCHEMPERS reviewed the draft Council policies on Capital Facilities Plan, Public Improvements; Fiscal Impact Analysis; Development Phasing; and Development Monitoring.

PAUL FISKE reviewed the proposed General Plan Amendment to the Progress Guide and General Plan.

KELLY BROUGHTON reviewed the proposed Environmental Tier System.

MARY LEE BALKO reviewed the recommended Council policy amendments with respect to the Future Urbanizing area.

RECESS, RECONVENE

The Commission recessed at 3:10 p.m. and reconvened at 3:15 p.m.

ALAN SECURES spoke in favor of the Growth Management Program.

PETER NAVARRO spoke on the ordinance proposed by the Mayor and in support of his proposed plan initiative.

ADRIAN MARINE spoke in support of a Growth Management Plan and complained about the traffic impacts as a result of the development of North City West on her area in Del Mar.

STEPHEN COURY, representing the Chamber of Commerce, stated they supported the concept of a 20-year phasing plan, but felt it should include the entire City of San Diego.

MARGARET McLAUGHLIN, President of the San Diego Board of Realtors, spoke in opposition based on her concern of the impacts regulations would have on housing affordability in San Diego.

GAIL MAC LEOD, planning consultant, spoke in opposition and questioned what the ability to cluster in Future Urbanizing would have on the City's resources and need for public facilities such as roads.

MARK COLLINS stated he lived in the area identified as Future Urbanizing and was opposed to the changes of Council policy with respect to development in the the Future Urbanizing area.

SARAH DUGAN spoke in opposition to the Growth Management Plan.

JIM DAWE, attorney representing several developers, stated that development agreements and vesting tentative maps should be honored and allowed to proceed. He felt that the proposal would result in housing caps which do not work.

FRANK KNECHTEL stated he had been a farmer in the County for 53 years and the area in the Future Urbanizing could not support farming. He explained that one of the reasons was the inadequate water supply and the market for the product that could be grown in the area.

JERRY McCRAW stated he was against his property being down-zoned and he was against any changes in the Future Urbanizing areas policies for development.

JIM WHEYLAND, Del Mar Heights resident, stated there were many reasons why the area identified as future urbanizing was not appropriate for agricultural use.

JAN ANTON spoke against the proposed policy changes with respect to development in the Future Urbanizing area.

TOM SHEFFER, representing the Construction Industry Federation, spoke in opposition to the Growth Management Plan because of its restriction on the ability to widen roads and mitigate traffic impacts. He stated that phasing limits would be the same as building caps.

JULIE DILLON, President of the Building Industry Association, stated the City already had a Growth Management Policy in place and felt an opportunity should be given to develop under those policies.

LANCE BURRIS, representing Potomac Investment Association, spoke in opposition to any changes in Council policy with respect to development in the Future Urbanizing Area. He also stated there was a need for planning in the Future Urbanizing Area as it was already occurring.

AL MAYER, representing Park View Development, spoke in opposition to changes in the policy for the Future Urbanizing Area.

THOMAS GOTTFREDSON, representing Transamerican Properties, stated he owned property in the Penasquitos Urban Reserve and was opposed to any changes in policy with respect to its development.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 3-1 (BERNET voting in the negative with ZOBELL, REYNOLDS and LARSEN not present) to recommend amendment to Council Policy 600-29 to allow clustering under the A-1-10 Zone in the Future Urbanizing Area and to modify provisions of the Conditional Use Permit process to limit uses in the Future Urbanizing Area. Further, to recommend only that planning in the Future Urbanizing Area area needed to accommodate the infrastructure for rural uses and not undertake a comprehensive urbanizing plan for the area.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (ZOBELL, LARSEN and EDWARDS not present) to conceptually recommend the proposed Council policy on the Capital Facilities Plan for City-wide Public Improvements.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, LARSEN and REYNOLDS not present) to recommend conceptual approval of a proposed Council policy on requirements for a Fiscal Impact Analysis.

On motion of SCOTT BERNET, seconded by LYNN BENN, the commission voted 4-0 (ZOBELL, LARSEN and REYNOLDS not present) to recommend in concept a Council policy the proposed Council policy on Development Phasing, Facilities Capacity and Concurrency Requirements.

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, LARSEN and EDWARDS not present) to recommend in concept the proposed Council policy on development monitoring.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, LARSEN and REYNOLDS not present) to recommend conceptual approval of the proposed Environmental Tiera System.

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 3-1 (BENN voting in the negative with ZOBELL, LARSEN and EDWARDS not present) not to recommend against creation of a Water Quality Overlay Zone.

ITEM-8 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 5:45 p.m.