

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 26, 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 9:05 a.m.  
The Planning Commission adjourned at 12:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom LaVaut-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  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jeff Strohming, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Michael Stang, Principal Planner-present  
Recorder Karen Garrido-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF APRIL 5, 1990

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (REYNOLDS and CALKINS abstaining) to approve the minutes of April 5, 1990.

ITEM-2 SAN YSIDRO COMMUNITY PLAN UPDATE AND RELATED AMENDMENTS TO THE TIJUANA RIVER VALLEY PLAN, THE OTAY MESA AND THE OTAY MESA-NESTOR COMMUNITY PLANS, THE LOCAL COASTAL PROGRAM AND THE GENERAL PLAN. THE DRAFT SAN YSIDRO COMMUNITY PLAN IS A COMPREHENSIVE REVISION OF THE ORIGINAL PLAN ADOPTED IN 1974 AND INCLUDES THE URBANIZED PORTION OF THE TIJUANA RIVER VALLEY AND A PORTION OF THE STEEP SLOPES OF SOUTHWESTERN OTAY MESA. THE ACCOMPANYING IMPLEMENTING ORDINANCE AND REZONINGS ARE DISCUSSED IN REPORT NO. 90-119.

NANCY SCHWARZ presented Planning Report Nos. 90-118 and 90-119.

SHARON GRISWOLD presented Report No. 90-130.

ISSUE 1A: PLANNING AREA BOUNDARIES, THE WESTERN BOUNDARY

Vice Chairman PESQUEIRA conducted this portion of the meeting. Chairman ZoBell disqualified himself on Issues 1A, 1B, and 1C only.

JACK FROST spoke in favor of extending the San Ysidro Planning area to the west.

MICHAEL FREEDMAN, representing Hacienda San Ysidro, stated they felt the area surrounding Hacienda San Ysidro should be part of the San Ysidro Planning Group area.

RUTH SCHNEIDER, Chairman of Otay Nestor Community Plan, urged that the Tijuana River Valley not be divided among communities. She urged that it remain one community plan. She feels the city and county should form a joint powers committee to work out the plans for that area.

FRANCIS HARRIS, a property owner in the area, stated that a group of property owners and members of Tiajuana Border Planning Group are unanimously opposed to annexation by San Ysidro.

REUBEN MARSHALL spoke in opposition to the westerly extension of San Ysidro Planning Group past Dairy Mart Road.

EDWINA MARTIN spoke in opposition to inclusion of her area of Monument Road into the San Ysidro community.

LINDA MICHAEL, representing the Sierra Club, stated they are opposed to incorporation of the River Valley that is currently future urbanizing into the San Ysidro Planning Group. They also encouraged wording for the Mesa area that would designate it a focused planning area for the regional park.

DAVID GOMEZ, resident of the Nestor area, spoke in opposition to inclusion in the San Ysidro Planning Group area.

BILL WOOTTON, resident of the Nestor area, opposed San Ysidro taking control of any of their area and expressed his approval of the work of the Otay Mesa Nestor Planning Committee. He felt they are more in harmony with the views and beliefs of the residents they represent. They want to keep the country-like atmosphere.

TONY GOMEZ spoke about border commercial and tourism. He felt what is designated at this time for border commercial is not sufficient. He asked that the area designated for border commercial be expanded to add more acreage.

BRIAN BILBRAY suggested that the area be earmarked as a special study area and asked for representation from the three agencies. He asked that the two planning groups and representatives of the property owners in the valley be asked to participate in a program to address the issues and come back with a comprehensive plan. He suggested a subregional planning area.

WANDA MOORE, resident and property owner in the Tiajuana River Alley, spoke in opposition to becoming part of the San Ysidro Planning Group area.

CORKY POSTER, architect and planner, member of original RUDAT team, recommended expanding the boundaries of the San Ysidro Planning Group to include the new growth areas of Otay mesa and the Tiajuana River Valley.

NORMA SULLIVAN, representing the Audobon Society, spoke about preservation of the natural resources and wildlife habitat in the area.

ANDREA PALACIOS SKOREPA, Chair of the San Ysidro Planning and Development Group, spoke about the facilities benefits plan and splitting the assessment plan. She spoke in favor of the extension to the west to ensure some open space for the San Ysidro area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-1 (PESQUEIRA voting in the negative and ZOBELL abstaining) to accept staff recommendation on the boundaries to the west, and to form a new group representing each of the communities of San Ysidro and Otay Mesa-Nestor and the Tijuana River Valley property owners as well as environmental groups and interested parties to monitor actions in the Tijuana River Valley.

ISSUE 1B: PLANNING AREA BOUNDARIES, (AREA RECOMMENDED BY THE PLANNING DEPARTMENT FOR INCLUSION IN THE OTAY MESA-NESTOR PLAN)

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (ZOBELL abstaining) to accept staff recommendation to include the urbanized area north and west of the intersection of Dairy Mart Road and Interstate 5 in the Otay Mesa-Nestor Community Plan.

ISSUE 1C: PLANNING AREA BOUNDARIES, EXTENDING SAN YSIDRO PLANNING AREA BOUNDARIES TO THE EAST.

COMMISSION ACTION

On motion of LYNN BENN, seconded by LA VAUT, the Commission voted 4-2 (CALKINS and BERNET voting in the negative and ZOBELL abstaining) to support the San Ysidro Planning Group recommendation, an alternative to the Planning Department recommendation, to extend the boundaries of the San Ysidro plan to the east as shown on planning report attachment 2, with the stipulation that there be a separate financing plan for this additional eastern portion.

RECESS, RECONVENE

The Commission recessed at 10:20 and reconvened at 10:25.

ISSUE 2: RESIDENTIAL ALTERNATIVE - "CORAL GATE"

JIM DAWE, representing South Bay Land Associates, requested approval of land use designation as single family residential rather than industrial. He spoke in favor of cul-de-sacs rather than loop roads. He also spoke about mosquito abatement and suggested that compliance with the County's vector control program satisfy this issue.

ANDREA SKOREPA stated that the San Ysidro Planning Group was in favor of the Coral Gate project.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 6-1 (REYNOLDS voting in the negative) to approve staff recommendation for an industrial/conditional residential designation of this site.

ISSUE 3A: COMMERCIAL ALTERNATIVE 1-BEYER BLVD. SITE

ANDREA SKOREPA spoke about commercial development in the area. She stated there was enough medium and high density development.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-1 (ZOBELL voting in the negative) to support commercial designation for the Beyer Boulevard site, where the Planning Department had recommended a residential designation.

ISSUE 3B: COMMERCIAL ALTERNATIVE TWO - EAST BEYER SITE

STACY SULLIVAN, representing Herb Sevel, spoke regarding discretionary permit requirements in the proposed ordinance. They felt the discretionary review of 5000 ft. commercial and 7000 ft. industrial is too limiting. They suggested the threshold be raised to 20,000 ft. because the uses are already designated.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 7-0 to approve staff recommendation for a residential designation of this site.

ISSUE 4: COMMERCIAL ALTERNATIVE THREE: HACIENDA SAN YSIDRO

MICHAEL FREEDMAN, representing Hacienda San Ysidro spoke about linkage to the commercial core area.

BERTHA GONZALEZ, a resident of the area, expressed concern about traffic and how it would affect her property.

ANDREA SKOREPA stated the San Ysidro Planning Group supports the Hacienda San Ysidro Project. She urged that the underlying zoning not be changed.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-3 (REYNOLDS, PESQUEIRA and CALKINS voting in the negative) to support staff recommendation for an industrial/conditional border commercial designation for a portion of this site.

ISSUE 5: COMMERCIAL ALTERNATIVE FOUR: BORDER GATE RV PARK

DAVID SMITH urged that commercial designation be considered for the Border Gate RV Park.

EARL BROOKS urged general commercial zoning for the park.

ARMIDA CHAMPAGNE, owner of Border Gate RV Park, urged commercial designation for the area.

ANDREA SKOREPA spoke in favor of commercial zoning for the area.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 7-0 to recommend commercial land use designation, limited to neighborhood serving uses, where the Planning Department had recommended residential use.

ISSUES 6, 7, 8: TRANSPORTATION AND CIRCULATION ALTERNATIVE ONE (SAN YSIDRO BOULEVARD WIDENING), ALTERNATIVE TWO (NORTH-SOUTH ACCESS), AND ALTERNATIVE THREE (ONE- OR TWO-WAY COUPLET)

DAVE SORENSON of Engineering and Development presented a report on this item.

BARRY SIMONS spoke in favor of a two-way couplet for the area.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to support staff recommendations to not widen San Ysidro Blvd., to investigate improved north-south access, and to postpone a decision on the couplet until a study currently being conducted is completed.

ISSUE 9: LIGHT RAIL TRANSIT

CORKY POSTER urged relocation of the trolley station to East and West Park.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 7-0 to ask MTDB to seriously consider relocation of the Beyer Trolley Station to the vicinity of East and West Park.

ISSUE 10: TIJUANA RIVER VALLEY

The Commission took no action on this item.

SAN YSIDRO COMMUNITY PLAN UPDATE

HENRY BOOKSPAN, a property owner on Beyer Blvd., urged commercial zoning of his property.

ANDREA SKOREPA spoke about the long-established residential areas.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to support the Planning Department recommendation (as stated on Pages 4 and 5 of Planning Report No. 90-118), with modifications.

SAN YSIDRO COMMUNITY PLAN IMPLEMENTATION PROGRAM. THE IMPLEMENTATION PROGRAM FOR THE SAN YSIDRO COMMUNITY PLAN UPDATE WOULD IMPLEMENT A PORTION OF THIS PLAN THROUGH NEW PERMIT PROCESSING PROCEDURES AND REZONING TO TAILORED ZONES.

STACY SULLIVAN spoke about raising the threshold for discretionary review.

ANDREA SKOREPA urged support of staff recommendations on discretionary review.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-3 (ZOBELL, PESQUEIRA and CALKINS voting in the negative) to support staff recommendations with respect to permit processing procedures.

BARRY SIMONS, a director of San Ysidro Chamber of Commerce and a director of San Ysidro Planning and Development Group, spoke in opposition to making San Ysidro Blvd. pedestrian oriented. They recommend CSF designation for the area.

JESUS MONZON spoke in opposition to pedestrian oriented designation for San Ysidro Blvd.

FRED SOBILE spoke in opposition to pedestrian oriented designation due to the crime situation and opposed the recommendation for no drive-through businesses.

CORKY POSTER urged approval of staff recommendation on pedestrian oriented designation and side parking for vehicles.

BERTHA GONZALEZ spoke in support of CSF designation and urged keeping current zoning for her area of East Beyer Blvd.

ANDREA SKOREPA urged approval of the recommendation for pedestrian oriented designation for the area.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7-0 to support Planning Department recommendations as listed on Page 2 of the Planning Report No. 90-119.

ITEM 2A IMPLEMENTATION OF THE SAN YSIDRO FINANCING PLAN

No one appeared to speak on this item.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not presented), to recommend approval of staff recommendations, as listed in Planning Report No. 90-130.

ITEM-3 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 12:30 p.m.