

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 10, 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 11:00 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom LaVaut-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
George Arimes, Assistant Planning Director-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
Bob Didion, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 29 AND APRIL 19, 1990

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by TOM LA VAUT, the Commission voted 6-0 (PESQUEIRA not present) to approve the minutes of April 19, 1990.

ITEM-2 REVIEW OF PROPOSED COUNTY LEASE SITE FOR GENERAL PLAN CONSISTENCY 2667 CAMINO DEL RIO SOUTH.

Staff explained this item had been removed from the agenda.

ITEM-2A PARADISE GARDEN APARTMENTS LOCATED ON WOODMAN STREET BETWEEN PARADISE VALLEY ROAD AND WOODMAN STREET.

SCOTT BERNET abstained from discussion and vote on this matter.

TRACY REED indicated that City schools had been contacted with respect to availability of elementary schools in the area.

(Public testimony was closed on this item at the Commission hearing of May 3, 1990.)

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 5-0 (SCOTT BERNET abstaining with RALPH PESQUEIRA not present) to certify the negative declaration and recommend approval of the rezoning as recommended by staff.

ITEM-3 CONDITIONAL USE PERMIT NO. 89-1132, A REQUEST TO AMEND AN EXISTING CONDITIONAL USE PERMIT (NO. 85-0640) FOR THE SAN DIEGO CENTER FOR CHILDREN. LOCATED AT 3002 ARMSTRONG STREET IN THE R1-5000 ZONE IN THE LINDA VISTA COMMUNITY. EQD NO. 89-1132. PORTION OF PUEBLO LOT 1203 OF THE PUEBLO LANDS OF SAN DIEGO, MISCELLANEOUS MAP NO. 36. OWNER/APPLICANT: SAN DIEGO CENTER FOR CHILDREN.

MICHELE FELL-CASALE presented Planning Department Report No. 90-139.

No one appeared to speak on this item.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF COASTAL DEVELOPMENT PERMIT/SENSITIVE COASTAL RESOURCE PERMIT NO. 89-0887. LOCATED AT 6276 CAMINO DEL LA COSTA, IN THE R1-8000 ZONE IN THE LA JOLLA COMMUNITY. EQD NO. 89-0887. LOT 13, BLOCK 1 OF HERMOSA TERRACE MAP 2353. OWNER/APPLICANT: ARTHUR HARRIS, DALE RORABAUGH. APPELLANTS: ARTHUR HARRIS.

KIRK DAKAN presented Planning Department Report No. 90-146.

ART HARRIS, applicant, spoke in support of the permit. He stated that he had arrived at a consensus with the neighborhood group and recommended that additional conditions to the permit be included.

JAMES SNODY stated he lived immediately across the street from the subject property. He explained he represented 50 people in the coastal area that were concerned about the original plan. He stated they had worked with the applicant and they were satisfied with the new plans provided that private deed restrictions be included in the permit.

JOAN LASENSKY, area resident, urged Commission approval of the permit, provided the deed restrictions be included in the permit.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 6-0 (PESQUEIRA not present) to certify the negative declaration and approve the appeal and approve the permit as recommended by staff with the understanding that any amendments other than minor alterations would be brought back to Planning Commission for review.

It was noted that the lack of opposition was based on the understanding that private deed restrictions be a part of the permit, which was not approved by the Planning Commission.

Commissioner CALKINS requested information from staff on what types of administrative approvals can be given without the need for notification to surrounding property owners. Mr. CALKINS expressed concern about minor incremental changes that could ultimately result in major modification to the approved structure.

ITEM-5 MIRAMAR RANCH NORTH COMMUNITY PLAN -- DEVELOPMENT,
ENVIRONMENTAL AND PUBLIC FACILITIES ISSUES.

KARL ZOBELL abstained from discussion and vote on this matter. CHRIS CALKINS assumed Chair of the meeting.

BILL LEVIN presented Planning Department Report No. 90-127.

LINDA MICHAEL, representing the Sierra Club, spoke in support of staff's recommendation to approve the HR Overlay to Miramar Lake and further the support of the merger of the two planning groups.

ADRIENNE GERMOND, member of the Save Miramar Lake Committee, spoke in support of Planning Department recommendations.

CASH DOMITRZ, Chairman of Scripps Ranch Planning Group, stated they were generally in favor of the merger of the two planning groups, but it was a matter of when and how. He stated he was a member of the Save Miramar Lake Committee and was in favor of the HR Review of any project in the area.

NELL PEDLICA spoke in support of the Planning Department's recommendation.

GARY UNDERWOOD, Chairman of the Save Miramar Lake Committee, stated they were in support of staff's recommendation.

CHARLES BLACK, attorney representing Robert Curry, stated he was in opposition of staff's recommendation to apply RPO to his client's property. He explained the community plan had been recently approved and the FBA's ~~and financing plans~~ were developed on the basis of specific land use which may be changed.

DOUGLAS BOYD representing the Weist Property Owners, spoke in opposition to the proposed initiation of the plan update.

MATT PETERSON, representing the Bren Company, spoke in opposition to the initiation of a plan amendment for the area. He stated that any delay in their development would substantially delay or perhaps eliminate the road known as 8A which is needed for the area. He explained that Pomerado Road would be impacted severely if the alternate road were not developed.

JIM DAWE, representing McMillan/BCED, stated that the Planning Department report contained errors. Further, they had not had an opportunity to review the HR maps that would impact the plan update.

WALTER HEIBERG, representing the McMillan Communities, spoke in opposition to staff recommendation. He stated that the community plan and financing plan for Miramar Ranch North was a result of 12 years of effort. He stated the plan expressed the goals of the City, including transportation and circulation. He questioned how affordable housing would be provided if RPO were applied to the property.

BILL RICK stated he had been involved in the project since 1979. He stated they were not in accord with the staff on the biological analysis and they would appreciate the time to further review the maps.

DAVID PREWETT spoke in opposition to staff recommendation. He noted that if the Alternative 8A alignment were not constructed it would put a tremendous amount of traffic on Pomerado Road and without the developer contributions, the schools will become overcrowded.

BOB DINGEMAN, representing the Miramar Ranch North Planning Committee, spoke in opposition to the recommended plan update.

KAREN McELLIOTT, representing the Miramar Ranch North Planning Committee, spoke in opposition to staff recommendation. She stated she supported the ultimate merger of the planning groups but not at this time.

JIM NESSEL, Senior Planner for City of Poway, stated his department was not notified of the hearing nor had they had opportunity to prepare comments relative to the proposed plan amendments. He explained the City of Poway had completed and certified a final environmental impact report for Alternative 8A of which Poway was committed.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL abstaining and PESQUEIRA not present) to follow staff recommendation and initiate the plan amendment update for the Miramar Ranch North Planning area and the application of the HR Overlay as recommended by staff. It was noted this recommendation was based on the assumption that the City Council would be adopting the application of the RPO Ordinance to the area.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 4-1 (BERNET voting in the negative with ZOBELL abstaining and PESQUEIRA not present) to support the concept of the ultimate merger of the two planning groups.

ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-7 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 11:00 a.m.