

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 24, 1996
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Neils at 9:12 p.m. Chairperson Neils adjourned the meeting at 2:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Christopher Neils-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Mike Stepner, Urban Design Coordinator-present
Rick Duvernay, Deputy City Attorney-present
Tina Christiansen, DSD Director-not present
Gary Halbert, Deputy Director, DSD-not present
Stephen Haase, Assistant Director, DSD-present
Rob Hawk, Engineering Geologist, DSD-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

None.

ITEM-2: REQUESTS FOR CONTINUANCE FOR MORNING AGENDA ITEMS.

Debra Anderson, of JM Consulting Group and City staff requested that Item No. 5, Cox Minorca Cove be continued to November 21, 1996 at 9:00 a.m. to allow the applicant additional time to research and respond to Planning Commission questions from the last hearing.

ITEM-3: DIRECTOR'S REPORT.

Mike Stepner advised the Commission that the annual Orchids and Onions Awards were held recently and that the AMIC 20 Theater complex received an Onion award.

ITEM 3A: COMMISSION COMMENT.

Commissioner Quinn inquired as to the status of the Planning Director issue. Mr. Stepner advised that a discussion would be held later on in the day to determine if a workshop will be scheduled on November 21, 1996.

ITEM-4: GREEN DRAGON COLONY. This item was continued to October 31, 1996 at a previous meeting and therefore was not heard.

ITEM-5: COX CALIFORNIA, PCS MINORCA COVE, CUP 95-0351.

COMMISSION ACTION:

MOTION BY WHITE TO CONTINUE TO NOVEMBER 21, 1996 AT THE REQUEST OF STAFF AND THE APPLICANT. Second by Skorepa. Passed by a 4-0 vote with Commissioners Quinn and Watson abstaining and Vice-Chairperson Anderson not present.

ITEM-6:

SERVICE STATION AT TORREY PINES ROAD, A COASTAL DEVELOPMENT PERMIT AND LA JOLLA SHORES PLANNED DISTRICT PERMIT FOR AN AUTOMOBILE SERVICE STATION WITH MINI-MART AND CAR WASH, INCLUDING A FINDING THAT A MINI-MART IS A PERMITTED USE AND A VARIANCE TO REDUCE THE ON-SITE LANDSCAPING. CASE NO. 96-0112.

Mary Roush and Nick Osler presented Report to the Planning Commission No. P-96-241.

Testimony in favor by:

Jim Milch, representing K. A. Financial. Gave history of this property with Chevron who has been on this site for more than 30 years. The lease between Denny's and Chevron was then addressed. The La Jolla Shores PDO addresses the zoning allowances on this site; they are permitted to have a liquor license, but will not sell alcohol; they have reduced the curb cuts thereby reducing the traffic congestion significantly. They feel they have extended themselves to accommodate the community and are permitted to have the uses requested.

Lynne Heidel, representing K. A. Financial. Addressed the issue of the lease and sub-lease with Denny's. They would like to proceed with these parcels as two separate items. Reiterated that this service station is permitted in the PDO. Discussed that the proposed project is consistent with all applicable planning documents and zoning regulations. Addressed the landscape issue, variance, signage, parking and traffic study. Feels the project should be approved because it directly implements the La Jolla Shores Precise Plan.

Testimony in opposition by:

Susan Stone, La Jolla Shores Planned District Advisory Board. Explained that the Board turned down this project for the following reasons: The PDO requires 30% of the site to be landscaped and this project has only 13%. The parking is inadequate for all the proposed customer services, plus spaces for employees. The accessory uses are inappropriate for this site. The drive through car wash does not conform to the PDO. The signage does not conform to the PDO. There is inadequate and ambiguous explanation of traffic impacts and the ingress-

gress pattern depends heavily on shared use of the adjacent Denny's parcel. Denny's building is still being resolved as to whether it is going to be demolished. Requested denial of this project.

Marilyn Olson, La Jolla Shores Association. Addressed the landscaping issue and explained what the PDO states about requirements. Also spoke to the traffic impact with the increase of trips in and out of the station.

Marcy Robinson, La Jolla Shores Association. Discussed the parking spaces needed for the employees and spaces to accommodate customer service, i.e., mini-mart parking. Also discussed bicycle spaces required by the Guide for Auto Service Stations.

Betty Morrison, La Jolla Shores Association. Discussed the zoning issues and what is and is not permitted in this area as it relates to the La Jolla Shores Planned District Ordinance. The visitor zone exception for a restaurant and auto service station prohibits drive-in establishments and permits a single non-hotel restaurant.

Lindsay Atherly, neighbor. Discussed the possible sale of alcohol and requested that a condition be included in the permit that would prohibit the sale of alcohol.

Flora Olsen, resident. Presented a petition with over 4,000 signatures of concerned citizens who included 99% of La Jolla Shores residents who strongly oppose turning that small corner into a commercial strip mall with an outlet for gas.

Martin Fenton, Jr., La Jolla Shores Association. Spoke to the traffic issue and the reality of the traffic analysis and the problems that would be present. Feels there are separate and distinct destinations at this site therefore the traffic is going to be increased.

Virgil Benton, resident. Addressed the congestion from the traffic and the imminent noise problems.

Helen Ross, resident. Advised that this project, should it be approved, will have implications around the country as many, many tourists come to La Jolla and this is the gateway to downtown La Jolla.

Patricia Miller, resident. Provided the history of this property as well as the surrounding area and the impact that this project would have.

Suzanne Andelucci, resident. Addressed the issue of the landscape plans as proposed and expressed concern that there will not be enough landscaping to "hide" this site.

Christy Rich, resident. Spoke to the hours of operation and the need for additional parking. Also spoke to the fact that the large delivery trucks need to have an area to turn around and go in and out and she feels this has not been addressed.

Anders Rindell, representing Villa Del Lido Condos; Marjorie Jackson and Jack Morrison, residents. Reiterated the traffic congestion concerns in the surrounding areas and the problems with the ingress and egress with this station.

Mary Ann Dorman, resident. Explained that she had visited another Mobil station owned and operated by the same owners of this proposed site. Discussed the large signage of all types for all the uses being provided on this other site, and the lack of parking. She felt there was no organization for traffic flow at this site.

Paul Kennerson, La Jolla Town Council. Stressed that while the applicant has advised that they do not plan to sell alcohol, they refuse to include a condition in the permit stating such. The Community Planning Association approved this project only if a car wash was not included. This project is just too big for this site.

Richard Adams, resident and homeowner. Feels that a Master Plan should be done for the entire area which should include the Summer House Inn. Addressed the entire area which is highly congested. This is a very visible spot for tourists and this project is too large for this site.

Kate Adams, La Jolla Shores Association. Described all the traffic accidents that are currently happening now in this area and how many times she has called 911 to help people in trouble in these accidents. Feels it is a "sin" to increase the traffic in this area. Requested that the Commission not approve this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JANUARY 16, 1997 FOR THE FOLLOWING REASONS:

1. TO PROVIDE THE CITY, THE APPLICANT AND THE COMMUNITY TIME TO CLARIFY THE DENNY'S SITUATION, AND ALLOW STAFF TO BE CLEARER IN THEIR PRESENTATION TO THE COMMISSION ON THIS MATTER IN ORDER TO MAKE MORE INFORMED DECISIONS.
2. ALLOWS THE CITY THE ABILITY TO ASK THE APPLICANT TO COME IN WITH A PLAN THAT COVERS THE ENTIRE LOT POSSIBLY WITH A REDESIGN WITH LESS INTENSIVE USE ON THIS PARCEL.
3. CLARIFY THE ISSUES THAT HAVE BEEN BROUGHT UP IN TERMS OF TRAFFIC, PARKING, LANDSCAPING (WHAT IS THE PROPOSED PLAN AND HOW THAT AFFECTS PARKING), AND WHERE DELIVERY TRUCKS WILL BE LOCATED ON THIS SITE; ADDRESS THE QUESTION, FROM A HAZARDOUS MATERIALS STANDPOINT, OF THE LEGAL AUTHORIZATION TO BE ABLE TO USE THE GAS STATION SITE.
4. IN TERMS OF THE TRAFFIC STUDY, CONSIDERATION SHOULD BE GIVEN TO AN ADDITIONAL STUDY TO ASSESS THE KINDS OF ACTUAL IMPACT THE INCREASE IN TURNING MOVEMENTS IN AND OUT OF THE LOCATION WILL CAUSE.
5. CLARIFY THE MITIGATED NEGATIVE DECLARATION AS IT IS FLAWED BECAUSE OF THE INFORMATION AVAILABLE, AND IT WILL HAVE TO BE REDONE OR IT WILL NOT BE ABLE TO BE CERTIFIED.

Second by White. Passed by a 6-0 vote with Vice-Chairperson Anderson not present.

ITEM-7:

PACIFIC BELL MOBILE SERVICES - YOLANDA CONDITIONAL USE PERMIT NO. 95-0350-79 TO ALLOW FOR CONSTRUCTION OF TWO 20 FOOT TALL PIPE MOUNTED ANTENNAS, AND TWO EQUIPMENT CABINETS.

Dan Joyce presented Report to the Planning Commission No. P-96-248.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO CERTIFY NEGATIVE DECLARATION 95-0350-79; AND APPROVE CONDITIONAL USE PERMIT 95-0350-79. Second by Butler. Passed by a 4-0 vote with Chairperson Neils and Commissioner Quinn abstaining, and Vice-Chairperson Anderson not present.

ITEM-8:

CORPORATE RESEARCH PARK; REZONE, VESTING TENTATIVE MAP; STREET VACATIONS AND REALIGNMENTS; PLANNED INDUSTRIAL DEVELOPMENT; RESOURCE PROTECTION ORDINANCE, HILLSIDE REVIEW AND COASTAL DEVELOPMENT PERMITS; AND APPROVAL OF FINDINGS IN SUPPORT OF AN INTERIM HABITAT LOSS PERMIT.

Marcela Escobar-Eck presented Report to the Planning Commission No. P-96-245.

Testimony in favor by:

Roy Collins, applicant. Stated that he appreciated the opportunity to have worked with the Mira Mesa Community Planning Group; they were very helpful. The map is simply a reconfiguration of an existing recorded map for the benefit of setting aside the northern half for open space purposes.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND TO THE CITY COUNCIL APPROVAL TO REVIEW AND CONSIDER EIR NO. 96-0625 AND RECOMMEND APPROVAL OF A REZONE OF 57.34 ACRES FROM SRSR (HR) TO M1-B/M1B (HR); A VTM; STREET VACATIONS AND REALIGNMENTS, PID, RESOURCE PROTECTION, HILLSIDE REVIEW AND CDP AND APPROVAL OF FINDINGS IN SUPPORT OF AN INTERIM HABITAT LOSS PERMIT FOR THE SUBDIVISION OF 10.42 ACRES OF LAND, FOR DEVELOPMENT OF INDUSTRIAL PARK USES UNDER THE PROPOSED M1-B ZONE, ALSO TO INCLUDE THE ADDITIONAL CONDITIONS PUT FORWARD IN STAFF MEMORANDA, DATED OCTOBER 8, 1996, AND THE LETTER FROM THE PLANNING GROUP. ALSO TO INCLUDE THE FOLLOWING MODIFICATIONS:

1. ATTACHMENT 4, PAGE 5, DELETE THE LAST SENTENCE OF CONDITION 26.
2. REVISE THE FIRST PARAGRAPH UNDER "DISCUSSION" IN THE STAFF REPORT, PAGE 3 TO READ THAT ONLY ONE LOT WILL BE USED FOR BRUSH MANAGEMENT, NOT FOUR.
3. CONDITIONS 25 AND 26, ATTACHMENT 4, PAGE 5 WILL BE REWRITTEN TO BE CONSISTENT WITH THE MAP CONDITIONS.
4. MAP CONDITION NO. 29A, WILL BE REWRITTEN FOR CLARIFICATION PERTAINING TO HOW LOT D WOULD BE MADE PART OF LOTS 1, 2, AND 9 SHOULD THERE BE NO HOMEOWNERS ASSOCIATION.
5. ATTACHMENT 5, NO. 2, CORRECT THE TYPO TO THE ZONE LISTED TO READ M1-B.

Second by Butler. Passed by a 7-0 vote.

ITEM-9:

**SAN DIEGO NAVAL TRAINING CENTER REDEVELOPMENT
PROJECT/NORTH BAY SURVEY AREA.**

Patricia Hightman and Jim Davies presented Report to the Planning
Commission No. P-96-255.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE BOUNDARIES OF THE
NTC REDEVELOPMENT PROJECT AREA AND THE PRELIMINARY
PLAN FOR THE NTC REDEVELOPMENT PROJECT; AND AUTHORIZE
THE TRANSMITTAL OF THE APPROVED PRELIMINARY PLAN TO THE
REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO. Second
by Quinn. Passed by a 6-0 vote with Commissioner Butler abstaining.

The Planning Commission meeting was adjourned by Chairperson Neils at 2:40 p.m.