

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
FEBRUARY 11, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson Anderson at 9:05a.m.
Vice-Chairperson Anderson adjourned the meeting at 12:06 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Kelly Broughton, Deputy Director, DSD-not 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.

Staff requested that Item No. 12, Union and Market Condominiums be continued indefinitely.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.

Items No. 8, 10, 11 and 16 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Linda Johnson, Project Manager of the Zoning Code Update reported to the Commission the results of the Coastal Commission hearing on this topic which was held on February 4, 1999.

ITEM-5: COMMISSION COMMENT.

None.

ITEM-5A: APPROVAL OF MINUTES OF JANUARY 28, 1999.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-6: SAV-ON DRUG STORE - CARMEL MOUNTAIN RANCH: AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN/CARMEL MOUNTAIN RANCH COMMUNITY PLAN; REZONE; PLANNED COMMERCIAL DEVELOPMENT PERMIT; REVESTMENT OF ACCESS RIGHTS; EASEMENT ABANDONMENTS. LDR NO. 98-00252.

Mike Westlake presented Report to the Planning Commission No. P-99-007.

Testimony in favor by:

Mike McDade, Douglas Childs, Jeff Hardman, representing the applicant C.I.P. Development. Advised that the proposed drug store is the result of careful study and consideration. Spoke to the economic feasibility and land use issues; community needs, community input and how the applicant cooperated and refined the design, and made modifications to meet the community's input, discussed the community opposition, and addressed other considerations such as traffic, alcohol sales and noise.

Testimony in opposition by:

Roberta Davidson, Carmel Mt. Ranch Community Council. After reviewing the applicant's proposal, the group expressed the following concerns: design, garbage enclosure, parking, landscaping and signage. Feels the applicant was not interested in addressing neighborhood concerns about the proximity of the project to both a middle and high school. The applicant would not provide any assurances to the neighbors that they had deterrents in place to prevent the sale of alcoholic beverages and cigarettes to minors. The also did not have any remedies to prevent school children from loitering in the parking lot.

Mitchell Shulkin, CMRCC. Discussed the sale of alcohol and the fact that the store will be located only one hundred feet from a middle and high school. Spoke to the issue of traffic and pedestrian safety and noise with the 24 hour intercom.

Joette McNamara-Mihalovich, CMRCC. Proposed that the City consider a rezoning to CO rather than CA. The Carmel Mt. Ranch area is already experiencing severe traffic problems due to the large number of retail businesses that have opened in the last few years. Feels they need more office space so that small businesses can work in closer proximity to their

homes thus helping to relieve some of the traffic congestion. Currently Save-On has four stores within a four mile radius. Eight other pharmacies are also located within the four mile radius. They believe 12 pharmacies within a four mile radius is excessive.

Tammy Frazer, METLIFE/Mt. Ranch Apartments. Concerned that this proposed building will be very close to their apartments. Twenty four units will face the building and be exposed to the 24 hour proposed intercom system. Concerned about dumpster and trash removal as no schedule has been provided.

Leanne Howard Kenney, Chairperson, CMRCC. Explained that while the CMRCC opposes the construction of a Sav-On Drug Store and the Planning Department's recommendation to rezone the lot CC, it does not oppose all construction. The CMRCC proposes that the lot be rezoned with the land use designation Office Commercial and that medical or dental offices, professional offices, day care convalescent home or a nursery would be welcomed in their community.

Vicki Touchstone, Rancho Bernardo Community Planning Board. Advised that while the project site is not located in the Bernardo area the site is located immediately to the south of the RB community at an intersection that is regularly traveled by RB residents. The Board felt it was important to make recommendations regarding this proposal. Spoke to the PCD and that their Board agrees with the CMRCC that the Sav-On Drug store proposed should be denied. Gave recommended suggestions as to what amendments should be made to the CMR Community Plan regarding zoning and use.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AND EXTEND THE ADJACENT LAND USE DESIGNATIONS FOR THE NORTHERN (TO LOW MEDIUM RESIDENTIAL), WESTERN (TO INDUSTRIAL), AND SOUTHERN (TO INDUSTRIAL) CORNERS OF THE INTERSECTION OF CAMINO DEL NORTE AND PASEO LUCIDO, WHICH ARE CURRENTLY DESIGNATED FOR SA 680- RIGHT-OF-WAY PURPOSES, AND RECLASSIFY A PORTION OF CAMINO DEL NORTE FROM A 6-LANE EXPRESSWAY TO A 6-LANE PRIMARY ARTERIAL, AND A PORTION

OF PASEO LUCIDO FROM A 4-LANE PRIMARY ARTERIAL TO 6-LANE PRIMARY ARTERIAL. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL DENY THE APPLICATION FOR THE SAV-ON DRUG STORE ON THE EASTERN CORNER OF THE INTERSECTION OF CAMINO DEL NORTE AND PASEO LUCIDO. Second by Stryker. Failed by a 3-3 vote with Commissioners Stryker, White and Vice-Chairperson Anderson voting nay and Chairperson Steele not present.

SUBSTITUTE MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS: THE INTERCOM SYSTEM AT THE DRIVE THROUGH PHARMACY WINDOW SHALL NOT OPERATE AFTER 10:00 P.M.; 2) THE SOUTH ELEVATION OF THE BUILDING SHALL BE ENHANCED WITH ADDITIONAL ARCHITECTURAL ARTICULATION; AND, 3) ADDITIONAL LIGHTING CONDITIONS WILL BE ADDED TO THE PERMIT TO MINIMIZE ANY POTENTIAL LIGHTING IMPACTS. Second by Skorepa. Passed by a 5-1 vote* with Commissioner White voting nay and Chairperson Steele not present.

* Note: Vice-Chairperson Anderson and Commissioner Stryker changed their original vote in order to expedite the decision-making process and advance the project to the City Council.

ITEM-7: INITIATION OF AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REVISE THE LAND USE DESIGNATION ON A 103.6 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF I-805 AND SR-905 FROM SINGLE FAMILY RESIDENTIAL AND OPEN SPACE TO A MIX OF LOW DENSITY SINGLE FAMILY RESIDENTIAL, MEDIUM DENSITY MULTI FAMILY RESIDENTIAL, INDUSTRIAL PARK AND OPEN SPACE USES.

Bill Levin presented Report to the Planning Commission No. P-99-015.

Testimony in favor by:

Jeff Barfield, Reynolds Communities. Advised the Commissioners of the history of the Reynolds Communities organization, and advised he was available to answer questions.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE INITIATION. Second by White. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-8: CORAL GATE UNIT 4 - TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT AND COASTAL DEVELOPMENT PERMITS NO. 98-0434.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-019. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-9: THE COLONY AT AVENTINE, REZONE APPLICATION NO. 98-1204.

Robert Korch presented Report to the Planning Commission No. P-99-016.

No one present to speak.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL REVIEW AND CERTIFY ADDENDUM NO. 98-1204 TO MITIGATED NEGATIVE DECLARATION NO. 96-0638 AND APPROVE THE REZONE. Second by White. Passed by a 5-0 vote with Commissioner Watson abstaining and Chairperson Steele not present .

ITEM-10: LOT 2, RIO VISTA CENTER, TENTATIVE MAP NO. 98-1002.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. 99-020. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-11: LOT 3, RIO VISTA CENTER, TENTATIVE MAP NO. 98-0993.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. 99-021. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-12: UNION AND MARKET STREETS CONDOMINIUMS TENTATIVE MAP NO. 98-0964.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE INDEFINITELY AT THE REQUEST OF STAFF. Second by White. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-13: AMENDMENT TO MUNICIPAL CODE AND LAND DEVELOPMENT CODE TO PERMIT DIRECTIONAL SIGNS IN THE PUBLIC RIGHTS-OF-WAY TO PRIVATE FOR-PROFIT DESTINATIONS IN CENTRE CITY.

Walter Rask of the Centre City Development Corporation presented the report to the Commissioners.

No one present to speak.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE CONDITION THAT CCDC'S CORPORATE COUNSEL OR REDEVELOPMENT

AGENCY COUNSEL BE DIRECTED TO PREPARE AN OPINION TO ASSURE THIS DOES NOT IMPACT THE INTEGRITY OF THE CITY'S ABILITY TO ENFORCE THE GENERAL SIGN REGULATION. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-14: CARMEL CREST, TENTATIVE MAP, RESOURCE PROTECTION ORDINANCE PERMIT, CARMEL VALLEY PLANNED DISTRICT ORDINANCE PERMIT, LDR NO. 98-0557.

Deborah Johnson presented Report to the Planning Commission No. P-99-024.

Testimony in favor by:

Janay Kruger, Greystone Homes. Spoke to the issue of non-contiguous sidewalks. In this regard, they may move the garage back and forth to create a better street scene so there may be shorter drive ways in some instances behind the non-contiguous sidewalks and the requirement would be garage door openers.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATIONS WITH THE CONDITION THAT GARAGE SETBACKS BE EVALUATED. Second by Skorepa. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-15: APARTMENT VACANCY RATE DETERMINATION REGARDING CONDITIONAL USE PERMITS FOR COMPANION UNITS AND CONDOMINIUM CONVERSIONS.

Joey Perry presented Report to the Planning Commission No. P-99-022.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN THE REPORT. Second by Butler. Passed by a 6-0 vote with Chairperson Steele not present.

ITEM-16: 45TH AND REDWOOD TPM - PROPOSED MID-CITY DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP TO CREATE THREE SINGLE FAMILY LOTS WITHIN AN EXISTING MR-3000 ZONE NO. 98-0766.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE THE MANAGER'S RECOMMENDATION AS OUTLINED IN REPORT NO. 99-025. Second by Watson. Passed by a 6-0 vote with Chairperson Steele not present.

The Planning Commission meeting was adjourned by Vice-Chairperson Anderson at 12:06 p.m.

