

REVISED MINUTES

PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF APRIL 22, 1999 IN COUNCIL CHAMBERS - 12TH FLOOR CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:04 a.m. Chairperson Steele adjourned the meeting at 11:59 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-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, Development Review-present
Kelly Broughton, Deputy Director, Development Review-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.

Doug Boyd, representing the applicant requested a continuance on item No. 9, Initiation of a Community Plan Amendment Scripps Miramar Ranch to allow additional time for the applicant and community group to work together for a mutually agreeable project.

COMMISSION ACTION:

MOTION BY WHITE TO DENY THE REQUEST FOR CONTINUANCE.
Second by Skorepa. Passed by a 7-0 vote.

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

Item No. 13 was placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT.

Gail Goldberg, City Planner advised of the following: she plans on attending the Commission meetings in the future to give updates on events in the Planning Department.

Coleen Frost has been offered the position of Project Manager for the Strategic Framework Plan. She will be on board in a couple of weeks.

Chairperson Steele and Vice-Chairperson Anderson met with Council Member Juan Vargas, Chair of LU&H. As a result, Council Member Vargas is setting up a steering committee meeting to happen May 10 to get this going. What will come out of this is the approval to move forward with the subcommittees. Staff will come back on May 20 to spend at least an hour to talk about the status and get the Commissions input on this project. Advised of other recently filled positions in the department.

Spoke about NTC's status and that it is still being supervised out of the Planning Department and we plan to go forward with an application to the Navy to take title to much of the property through an Economic Development conveyance. Just finished interviews with developers, and we will be able to select a developer for exclusive negotiations and move forward.

At LU&H on May 12, the agenda included some items such as the Consolidated Plan and a report from the technical advisory committee that was formed a few years ago. This is an update on their report on affordable housing. LU&H has expanded the scope of that meeting to turn it into a workshop on affordable housing. Will report back on May 20 on the outcome of that meeting.

Thanked Commissioner Watson for his service to the City and Planning Department.

Miriam Kirshner reported back on the status of the Lindbergh Field Master Plan.

Betsy McCullough reported the LU&H Committee gave direction to staff on an amendment to the Del Mar Mesa Specific Plan. This report will be given to the Commissioners in their next mailing. Staff is doing an amendment to Del Mar Mesa that clarifies a variety of policies that are aimed at preserving the rural character of Subarea V.

Gary Halbert reported back on the status of the inquiry made at the last Planning Commission meeting regarding the 3200 block of Biscay Drive and surrounding communities and the development of single family homes. Gary advised that this is a neighborhood code issue and they will handle it.

ITEM-5: COMMISSION COMMENT

Chairperson Steele recognized Commissioner Watson for his time and service on the Planning Commission and to the City of San Diego.

ITEM-6: APPROVAL OF MINUTES OF APRIL 8, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE THE MINUTES WITH THE FOLLOWING CLARIFICATIONS: ON PAGE 4, MOTION ON THE INITIATION FOR TORREY HIGHLANDS THAT THE WORKSHOP SPECIFICALLY ADDRESS HOUSING DENSITY AND THE FACTORS INFLUENCING PROPOSED DENSITIES IN THE AREA; AND ON PAGE 6, MOTION ON THE McGUIRE BORROW SITE TO INSERT THE WORD "ONLY" AFTER THE WORDS "...ADJACENT SITE...". Second by Watson. Passed by a 6-0 vote with Chairperson Steele abstaining as he was not present at that meeting.

ITEM-7: PROPOSED OCEAN BEACH ACTION PLAN AND AMENDMENT TO THE OCEAN BEACH PRECISE PLAN.

Chris Jacobs and Charles Studen presented Report to the Planning Commission No. 99-032.

Testimony in opposition by:

Mindy Pellissier, OB Planning Board. The feeling in Ocean Beach is that they don't want to have this project come back ten to fifteen years from now, and they would like to ensure that they are notified at any time if it might happen, and have all planning groups look at the overall picture as to where this outfall should go. They want the amendment regarding the construction of an excess reclaimed water ocean outfall offshore from the mouth of the San Diego River deleted from their action plan.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION WITH THE REPLACEMENT OF THE STRIKEOUT LANGUAGE IN THE COMMUNITY PLAN REGARDING THE OUTFALL WITH LANGUAGE THAT STATES IT IS INFORMATIONAL DISCLOSURE AND HISTORY THAT IN THE EARLY 1990'S THE CITY OF SAN DIEGO CONSIDERED COMPREHENSIVE

RECLAIMED WATER SYSTEM WHICH INCLUDED THE PROBABLE NEED FOR OCEAN DISPOSAL OF EXCESS RECLAIMED WATER. AS A RESULT OF THAT PROCESS THEY IDENTIFIED AN OCEAN OUTFALL COMING OUT AT THE MOUTH OF THE SAN DIEGO RIVER. SINCE THEN, THE CITY ALTERED THE SYSTEM AND HAS DECIDED NOT TO PURSUE THAT OUTFALL BUT THE SYSTEM MAY NEED TO BE REVISITED IN THE FUTURE AND WILL BE SUBJECT TO FULL EVALUATION INCLUDING ENVIRONMENTAL REVIEW AND COMMUNITY PARTICIPATION. THIS SHOULD BE INCLUDED IN A "HISTORY" SECTION OF THE COMMUNITY PLAN, AND NOT A GENERAL INFORMATION SECTION, AND WOULD INFLUENCE HOW IT IS WORDED IN THE ACTION PLAN AS WELL. This language to come back to the Commission for final approval with the approval of these minutes. Second by Skorepa. Passed by a 7-0 vote.

ITEM-8: FY 2000 CONSOLIDATED ANNUAL PLAN.

Nancy Williams and Rudy Cervantes presented a brief explanation of the Executive Summary as discussed at the last Planning Commission hearing.

Testimony in opposition by:

Mel Shapiro, representing himself. Distributed information in which he stated he felt was inconsistent with the information provided by the Housing Commission regarding affordable housing services in approximate percentages to low income households in the City's population.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE HOUSING COMMISSION'S RECOMMENDATIONS ALONG WITH THE CLARIFICATIONS MADE BY COMMISSION ANDERSON TO INCLUDE THE CORRECTIONS TO THE HOUSING ASSISTANCE NEEDS TABLE; AFFORDABLE HOUSING NEEDS AND AFFORDABLE HOUSING GOALS AND PERFORMANCE ; AND WITH THE INCLUSION OF THE FOLLOWING POINTS IN THE IMPEDIMENTS

TO AFFORDABLE HOUSING NEEDS DIRECTED TO THE HOUSING COMMISSION STAFF TO TAKE A MORE ACTIVE ROLE IN THE PRIVATE SIDE OF THIS PLAN:

- 1) THE CITY SHOULD IDENTIFY RESIDENTIAL LAND, QUANTIFY AND CATEGORIZE RESIDENTIAL LAND IN THE CITY WHERE DENSITY CAN BE INCREASED, LAND THAT IS ALREADY DESIGNATED RESIDENTIAL IN PLANS OR ZONED THAT WAY;
- 2) IDENTIFY NON-RESIDENTIAL LAND THAT CAN BE DESIGNATED RESIDENTIAL; AND,
- 3) INCREASE THE INVOLVEMENT OF THE HOUSING COMMISSION STAFF AND DEVELOP A PROCESSING OF INDIVIDUAL PROJECTS TO ADVOCATE FOR HOUSING ON AN EQUAL BASIS WITH ENVIRONMENTAL AND OTHER REGULATORY RESTRAINTS.

Staff was requested to keep a "score card" on changes of rezonings of land from industrial to residential and vice-versa and provide to the Commission when projects come before them. Second by Butler. Passed by 7-0 vote.

ITEM-9: INITIATION OF AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO MODIFY THE LAND USE DESIGNATION ON PORTIONS OF THE SCRIPPS RANCH BUSINESS PARK PHASE III SITE TO ALLOW MULTI-FAMILY DEVELOPMENT ON 43 ACRES (15-29 UNITS/NET ACRE) AND TO PROVIDE FOR AN ASSISTED LIVING FACILITY AS AN ALTERNATIVE LAND USE IN THE INDUSTRIAL ELEMENT ON AT LEAST ONE OF THREE REMAINING LOTS. PROJECT NO. 99-0189.

Chris Jacobs presented Report to the Planning Commission No. P-99-054.

Testimony in favor by:

Mike Colarusso, owner. Discussed the challenges with the property as a business park, and discussed the size of the lots and the difficulty to develop these lots. The High School is right across the street from this property and the pick up and drop off site is right at the entrance to the

business park. They are trying to renew the Hitachi lease and they are having trouble doing that because the corporate identity of the park is severely lacking in their minds with the high school children.

Gordon Boerner, Scripps Ranch Community Group. Discussed the letter submitted by Linda Sloan, Chair of the Community Group which clearly stated as written does not meet the four supplemental criteria required by section clearly. The Group has not had the opportunity to review City staff's comments. He feels the community planning group has gone out of its way to work with the applicant in trying to get an appropriately worded document for request for plan initiation to take into account the community, the applicant and the city.

Testimony in opposition by:

Tom Cleary, resident. Discussed the facilities that are not available now, and feels this will only add to the impact. The community may misinterpret what is happening and what may happen. The fact that this is right across from a high school and the traffic patterns needs to be addressed. What needs to be explored is the industrial use of the land. Given the population and the congestion on I-15, not being able to find some type of industrial use for that area is a real loss.

Public testimony was closed.

COMMISSION ACTION:

**Revised
5/6/99**

MOTION BY WHITE TO SUPPORT THE MANAGER'S RECOMMENDATION WITH DIRECTION FOR ADDITIONAL ANALYSIS TO BE PROVIDED BY STAFF RELATED TO THE LOSS OF INDUSTRIAL LAND, AVAILABILITY OF PUBLIC FACILITIES, ALTERNATIVE LAND USE PLANS, TRAFFIC IMPACTS, AND SCHOOL IMPACTS. THIS DIRECTION IS TO BE INCORPORATED INTO RESOLUTION No. 2787-PC, REFLECTING THE PLANNING COMMISSION'S ACTION. Second by Watson. Passed by a 7-0 vote.

ITEM-10: INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO MODIFY THE LAND USE DESIGNATION ON A 31.3 ACRE SITE SOUTH OF LA JOLLA VILLAGE DRIVE AND WEST OF INTERSTATE 805 TO ALLOW MULTI-FAMILY DEVELOPMENT ON 23.9 ACRES (45-75 UNITS/ACRE) AND SCIENTIFIC RESEARCH ON 7.4 ACRES. PROJECT NO. 99-0227.

Bill Levin presented Report to the Planning Commission No. P-99-045 and read corrections into the record that were inaccurate in the staff report.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE INITIATION. Second by Skorepa. Passed by a 5-0 vote with Chairperson Steele and Commissioner Watson abstaining.

ITEM-11: LINCOLN LA JOLLA - AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN AND THE UNIVERSITY COMMUNITY PLAN; PLANNED RESIDENTIAL DEVELOPMENT PERMIT. LDR NO. 98-0855...

Mike Westlake presented Report to the Planning Commission No. P-99-056, and advised that the Community Planning Group reconsidered the project and voted to approve the project.

No one present to speak.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 6-0 vote with Chairperson Steele abstaining.

ITEM-12: SABRE SPRINGS PARCELS 28-30; VESTING TENTATIVE MAP,
PLANNED RESIDENTIAL DEVELOPMENT NO. 988-0443.

Bob Gentles presented Report to the Planning Commission No. P-99-059.

No one present to speak.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION.
Second by Watson. Passed by a 7-0 vote.

ITEM-13: WOODMAN STREET PARCEL MAP. TENTATIVE MAP NO. 98-0414.

COMMISSION ACTION:

CONSENT MOTION BY WHITE TO APPROVE STAFF
RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANING
COMMISSION NO. P-99-049, ALONG WITH THE REQUEST MADE BY
THE COMMUNITY PLANNING GROUP THAT THE STREET TREES ARE
A PART OF THE EXHIBITS. Second by Butler. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Steele at 11:59 a.m.