

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
APRIL 30, 1998
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Steele at 9:05 a.m. Chairperson Steele adjourned the meeting at 4:08 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-present
Vice-Chairperson William Anderson-present
Commissioner Patricia Butler-present
Commissioner Verna Quinn-not present
Commissioner Andrea Skorepa-present
Commissioner David Watson-present
Commissioner Frisco White-present
Betsy McCullough, Community Planning & Development Manager-present
Tom Story, Strategic Planning Manager-present
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-present
Rob Hawk, Deputy City Engineer, 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.

Mark Wardlaw of CCDC requested that Item No. 10, Revisions to the Centre City PDO and Centre City Community Plan be continued to May 7, 1998 as it was not noticed.

ITEM-3: DIRECTOR'S REPORT.

None.

ITEM-4: COMMISSION COMMENT.

Vice-Chairperson Anderson thanked Commissioner Watson for participating on the Padres Ball Park Task Force.

ITEM-5: STREET ACTION 96-526, STREET VACATION PORTION OF YERBA ANITA DRIVE NORTH OF YERBA WAY.

Jim Currier and Lee Hennis presented Report to the Planning Commission No. 98-060.

Testimony in favor by:

Rebecca Michael, representing Alvarado Community Association. Tom Nolan, David Wiles, Myrna McCluan, Susan Larson, Frank Sine, Norman Greene, Robert Showalter, residents. Discussed the following issues involved with their request to vacate this street: The request is in response to the parking that will result from SDSU's Cox Arena. In addition, the request is because Yerba Anita Drive is a heavily landscaped long steep cul-de-sac street lined on one side by large lots with homes and the other side with a very high steep slope. The homes are built within a long, narrow descending valley and are surrounded by dense natural vegetation.

The distance of the cul-de-sac, the heavy landscaping and the steep slope along one side of the street attract use by the public for a number of illegal and undesirable activities. Often the residents of Yerba Anita Drive experience loud noises during the night and are faced with a morning after of trash and debris. The separation of the houses and the lack of homes on both sides of the street make community watch impossible.

The cul-de-sac attracts more than its fair share of criminal and other undesired activities.

The dense vegetation along the western slope within the right-of-way presents a fire hazard to Yerba Anita Drive residents as well as residents along Toyon Drive/Way. An overwhelming number of residents along the streets would prefer their own Association; the Alvarado Community Association maintain the slope's vegetation to reduce its fire hazard. Also, the vast majority of owners would like a Yerba Anita Drive gate to minimize fire hazards presented by non-residents of Yerba Anita Drive. The request complies with State law and City Council Policy 600-15. They requested that the Commission approve the street vacation subject to the applicant's modified conditions of approval.

Testimony in opposition by:

Lynne Heidel, representing Ivan and Lynn Mendelsohn and Josephine Kenney. Feels that the gate will divide a well-established neighborhood in this case, and contrary to Council Policy 600-42 does not promote community cooperation. These concerns mentioned are also concerns of other people behind the gate; therefore there will not be any solution. There are a dozen houses who want to secede from the neighborhood. This is an elitist type of action to divide this neighborhood and will not solve any social problems. There are no issues raised to date that warrant a gate.

Rosary Nepi, President, College View Estates Association, Roberta Eidemiller, Jerry Weaver, Josephine Kenney, Lynn Mendelsohn, John Sudol, Bernard Wolf, Harvey Allan, residents. Feel the only reason for gating the cul-de-sac is to enhance the exclusivity of the neighborhood and the value of the properties behind the gate. Even if there were traffic or safety problems, gating off the cul-de-sac area would only exacerbate such problems.

The majority of the College Area Community Council concur philosophically with their position. A majority voted to oppose the street vacation and gating in August of 1997. Although many area residents and the College View Estates Association did not express opposition to the gating of Alvarado Estates at Yerba Santa Drive was because it was understood that such gating was related to promises established in the MOU with SDSU relative to the construction of the Student Activity Center. Yerba Anita Drive was not a part of Alvarado Estates for purposes of the MOU. Furthermore, there has been no proof that the new SAC has or will have a serious crime or public safety impact on Yerba Anita Drive.

Feel the street cannot be vacated because it is needed as a public roadway and is part of an existing, approved public road system. The street vacation process is controlled by State Law and should not be abused by lopping off parts of streets that are part of an existing public road system because some of the residents want to create an exclusive enclosure.

Their opposition is based on legal, practical, social and economic reasons. In this case, there is no basis for the assertions of an increase in traffic, crime, noise or fire safety.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND THAT THE CITY COUNCIL DENY THE STREET VACATION AND GATING ON THE FOLLOWING GROUNDS: THERE HAS NOT BEEN ANY DEMONSTRATION OF UNUSUAL CONDITIONS OF CRIME. THERE IS NO IMPACT FROM COX ARENA AS IT IS FAR ENOUGH AWAY FROM THIS COMMUNITY; IT SEGREGATES THE COMMUNITY; IT INCLUDES A RESIDENT WHO OPPOSES INCLUSION, THEREFORE IT IS DIVISIVE INTERNALLY AS WELL AS IN THE COLLEGE AREA COMMUNITY; IT SETS A BAD PRECEDENT THROUGHOUT THE CITY WHERE CANYON CLUSTERS ARE COMMON NEAR CUL-DE-SACS; AND IT DOES NOT COMPLY WITH CRITERIA NUMBER 3 OF THE CITY'S POLICY REGARDING GATED COMMUNITIES. Vice-Chairperson Anderson read the crime statistics provided by the proponent into the record. Second by Anderson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-6: OTAY VALLEY REGIONAL PARK CONCEPT PLAN.

Howard Greenstein presented Report to the Planning Commission No. P-98-078.

Testimony in favor by:

George Hansen, VP, Citizen Advisory Committee for the Otay Valley Regional Park. Was present to report that the CAC for the Otay Valley Regional Park supports adoption of this concept plan as it is thoughtful in its preparation and complete in this recommendations.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Skorepa. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-7: EASTGATE ACRES - VESTING TENTATIVE MAP, REZONE, PLANNED INDUSTRIAL/RESOURCE PROTECTION ORDINANCE PERMIT.

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: GTE MOBILNET I-805 EXTENSION OF TIME CONDITIONAL USE PERMIT NO. 91-0303-56 TO ALLOW FOR AN INCREASE IN THE HEIGHT OF AN EXISTING 50 FOOT MONOPOLE TO 80 FEET (OVERALL HEIGHT).

Terri Bumgardner presented Report to the Planning Commission No. P-98-069.

Testimony in favor by:

Debbie Collins, representing GTE Mobilnet. Stated that GET continues to maintain its 1994 commitment to the Planning Commission to avoid constructing the height increase and if unavoidable, to minimize the height increase. GTE would prefer to avoid the additional costs associated with increasing the height of the existing monopole. However, it is critical to maintain the ability to implement the height in the future. The facility would be located within the viced of a recommended State Scenic Highway and City Scenic Route. Views of the monopole from roadways within Sorrento Valley are severely limited by line of sight obstructions created by buildings and freeway embankments. Discussed several alternative location sites and found there are no viable locations which would eliminate or reduce the height of the I-805 tower facility. Ms. Collins stated that she feels GTE has been a good neighbor and requested that the Commission honor this extension of time of the approved CUP amendment to allow an increase in the height of this existing facility.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE STAFF'S RECOMMENDATION AND DENY THE PERMIT. Second by Butler. Motion withdrawn.

MOTION TO ANDERSON TO CONTINUE TO ALLOW TIME FOR STAFF AND THE APPLICANT TO COME BACK WITH A COMPROMISE DESIGN SOLUTION. STAFF AND THE APPLICANT WERE REQUESTED TO PROVIDE PHOTO SIMULATION BOARDS WHEN THIS COMES BACK. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-9: **POINT CAMINO CENTRE - TENTATIVE MAP/PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 96-7556, AMENDMENT TO PID NO. 83-0375 FOR THE SUBDIVISION OF ONE LOT INTO FOUR SEPARATE PARCELS.**

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE THE TM AND PID. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

- ITEM-10: **REVISIONS TO THE CENTRE CITY PDO AND CENTRE CITY COMMUNITY PLAN.**

COMMISSION ACTION

MOTION BY ANDERSON TO CONTINUE TO MAY 7, 1998 AT THE REQUEST OF STAFF. Second by White. Passed by a 6-0 vote with Commissioner Quinn not present.

- ITEM-11: **FAY AVENUE TOWNHOMES, TENTATIVE PARCEL MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT NO. 96-7926.**

COMMISSION ACTION:

CONSENT MOTION BY WATSON TO APPROVE THE TM AND PRD/CDP. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

- ITEM-12: **WORKSHOP ON PACIFIC HIGHLANDS RANCH --SUBAREA III OF THE NORTH CITY FUTURE URBANIZING AREA.**

Cathy Winterrowd and Tom Story presented Report to the Planning Commission No. P-98-082.

Workshop held.

- ITEM-13: **INITIATION OF THE SUBAREA III (PACIFIC HIGHLANDS RANCH) DEVELOPMENT AGREEMENT.**

Tom Story presented Report to the Planning Commission No. P-98-083.

Testimony in favor by:

Jan Fuchs, representing herself. Inquired about the list of benefits at the back of this document where the City has listed the benefits of the current project proposal and how that relates to Pardee's agreement to convey the City the MHPA land within Subarea III exclusive of the 100

acre mitigation land bank in Subarea III. In this proposal, the City is asking Pardee to restore land under the crossing of the freeway, but there is other land, 20 acres at the mouth of the Gonzales Canyon that is not included. Spoke to the potential police station in Carmel Valley for which they are not familiar. Inquired about the absence of restoration in a lot of Gonzales Canyon.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WATSON TO APPROVE THE INITIATION OF A DEVELOPMENT AGREEMENT FOR THE SUBAREA III PACIFIC HIGHLANDS PROJECT. Second by Anderson. Passed by a 4-0 vote with Commissioners Quinn, Butler and Skorepa not present.

The Planning Commission meeting was adjourned by Chairperson Steele at 4:08 p.m.