

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
MAY 6, 1999
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner White at 9:10 a.m. Commissioner White adjourned the meeting at 2:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Mark Steele-not present
Vice-Chairperson William Anderson-not present
Commissioner Patricia Butler-present
Commissioner Andrea Skorepa-present
Commissioner Geralda Stryker-present
Commissioner Frisco White-present
Vacant seat
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 AGENDA ITEMS.

Staff requested a continuance to June 3, 1999 of the scheduled Subarea IV Workshop, for a full Commission.

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

Items No. 9, 10 and 14 were placed on consent.

ITEM-4: DIRECTOR'S REPORT.

Gail Goldberg, City Planner advised of the following:

- She and Betsy McCullough attended the APA Conference in Seattle.
- Staff will be coming before the Commission on May 20, 1999 to begin General Plan discussions and get direction.
- Land Use & Housing has requested a report from the Planning Department on affordable housing and how it might be addressed in the Strategic Plan. Staff is going before LU&H on May 12, 1999 and a report for this meeting was distributed.
- The City Council has requested on May 18, 1999 staff and CCDC come before them with a workshop to discuss construction types and how they relate to density. That report will be available to the Commission. And if warranted, the same presentation will be provided to the Commission.
- Commissioner Skorepa suggested that the Commission also be provided a workshop on the different aspects of density. Gail advised that discussions have been on-going with the Design Council and U.L.I. to put together a presentation to show examples of good density for the public arena.

- Gail provided a brief update on the budget process. The proposed budget for the enterprise side of Planning and Development Review contains some additions, the Planning side will be maintained with no cuts. The merging is providing a good economy of scale and resources.
- The Redevelopment Division will be providing an independent review of the economic analysis provided by project proponents.

ITEM-5: COMMISSION COMMENT

Commissioner Butler requested staff come back with the status of the letter to Park & Recreation from Point Loma Nazarene University regarding the access through the campus to Sunset Cliffs Park.

ITEM-6: APPROVAL OF MINUTES OF APRIL 22, 1999.

COMMISSION ACTION:

MOTION BY BUTLER TO CONTINUE THE MINUTES TO MAY 20, 1999 AND BRING BACK LANGUAGE THAT ADDRESSES THE COMMISSION'S COMMENTS ON ITEM NO. 9, INITIATION OF AN AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN.

STAFF WAS ALSO REQUESTED TO PROVIDE A SUGGESTED METHOD TO CONVEY THE SUBSTANCE OF THE COMMISSION'S COMMENTS WHEN INITIATIONS TO PLAN AMENDMENTS ARE ACTED UPON. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson not present.

ITEM-7: INITIATION OF AN AMENDMENT TO THE KEARNY MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO CONVERT A 25 ACRE PARCEL FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL USE.

John Wilhoit presented Report to the Planning Commission No. 99-067.

Testimony in favor by:

Jim Dawe, representing the owner and developer. Discussed the Planning Group's list of issues to be addressed, those being traffic impacts, compatibility with the Water Department facility and noise. Discussed residential housing and how best to provide housing close to the employment centers. Feels the criteria for this initiation can be met and discussed these further. This project would allow market rate housing and have a strong impact on the City's shortage of housing and affordable housing in particular.

Gary London, Group Realty Advisors. Spoke to the issue of residential demand versus industrial. There is over two million square feet of office space built in the Kearny Mesa market and hardly any residential. However, there are plenty of residential opportunities and this is one of them.

Carlos Rodriguez, architect. Advised that his firm has conducted several housing studies on the site. He then shared those findings. This site is an excellent site for high density housing. They can achieve 600 dwelling units on the site although they have 25 acres and a lot of this acreage is not available for development because of the easements that run through the property. This is an excellent opportunity to provide much needed housing. Discussed the design features.

Janay Kruger, representing Western Development. They did go to the Planning Group and the Water Department to share all the issues. Before they initiated this project they studied aircraft noise and the Kearny Mesa Community Plan contains noise levels with a noise analysis with Miramar. Explained where the project is located and how the noise contour will change with the elevation and that it will not be a factor. Major problem is when the City split Serra Mesa and Kearny Mesa. Neither community is balanced any more.

Patrick Kruer, representing Western Development. Asked that we give this project a change. The issues raised are a lot of the same issues always raised assuming they cannot mitigate, and they do on housing projects. The number one issue is creating more residential units closer to work to get people off the roads.

Testimony in opposition by:

Walt Conwell, resident. Feels this is an enigma. We do need high density of residential area, but he is also a strong proponent of commerce for San Diego. Without jobs, the City wouldn't have a need for housing, and we have a very dependent need for strong business zoned property. Through the years he has seen problems with neighborhoods that are built around, and connected to industrial and residential property.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO MAY 20, 1999 WITH DIRECTION TO STAFF TO BRING BACK A SET OF REVISED FINDINGS. THE COMMISSION ALSO COMMENTED ON THE FOLLOWING ISSUES AND REQUESTED THEY BE CONSIDERED: THE REQUESTS OF THE COMMUNITY PLANNING GROUP AS OUTLINED IN THEIR LETTER OF APRIL 25, 1999 TO JOHN WILHOIT; NOISE MITIGATION; TOXIC WASTE; APPLICANT TO WORK CLOSELY WITH THE PEOPLE WHO ARE CURRENTLY NEAR THE SITE, PARTICULARLY THE WATER UTILITY COMPANY. MAKE SURE THE CNEL IS BASED ON THE PRESENT OPERATION OF THE MIRAMAR BASE; LAND USE COMPATIBILITY; ACCESSIBILITY OF THE RESIDENTS; IMPACTS TO THE OPERATION AT MIRAMAR FOR SAFETY; HIGH VOLTAGE LINES AND THE POTENTIAL HEALTH IMPACT. Second by Butler. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-8: 8406 EL PASEO GRANDE.

Leisa Lukes advised that the opponent and the applicant have spoken and determined that if Condition No. 15b,c,d were eliminated that the opponent would support the project.

Testimony in favor by:

Lynne Heidel, representing the applicant. Addressed the issue of the wall. She explained that is not on the City property and discussed the mitigation.

Testimony in opposition by:

Sherri Lightner, representing La Jolla Shores Association. Discussed the public access easement granted. The encroachment onto Park Land and that the applicant should not be granted an encroachment removal agreement for the City property between Calle Opima and their property line or that portion of Kellogg Park within the existing seawall. Drainage, and the landscape requirement not met.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE STAFF RECOMMENDATION AND DELETE CONDITION NO. 15B, C AND D WITH A STATEMENT THAT THE APPLICANT AGREES TO IMPROVE THE PARK AS PER THE PARK MASTER PLAN, WITH THE COST NOT TO EXCEED WHAT THE APPLICANT WAS WILLING TO DO UNDER THEIR ORIGINAL APPLICATION. Second by Butler. Passed by 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-9: CARMEL VALLEY NEIGHBORHOOD 10 NORTH - VESTING TENTATIVE MAP (VTM)/RESOURCE PROTECTION ORDINANCE/PLANNED RESIDENTIAL DEVELOPMENT/CARMEL VALLEY PLANNED DISTRICT PERMIT NO. 98-0454.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-072. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-10: BONAIR DUPLEX CONDOMINIUMS TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT WITH VARIANCE, NO. 98-0480.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-065. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-11: YMCA SKATE PARK CONDITIONAL USE PERMIT NO. 98-0207.

Juan Baligad presented Report to the Planning Commission No. P-99-066.

Testimony in favor by:

Lin Martin, representing the YMCA. Spoke to the number of off-street parking spaces required and requested that that number be lowered to 42 from 60 spaces.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO APPROVE STAFF'S RECOMMENDATION WITH THE REVISED CONDITION TO STATE THAT NO FEWER THAN 42 OFF-STREET PARKING SPACES SHALL BE MAINTAINED AND ADDITIONAL UNIMPROVED OFF-STREET PARKING BE PROVIDED AS NEEDED TO MEET THE NEEDS OF THE FACILITY. Second by Skorepa. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-12: COX COMMUNICATION OTAY MESA WEST - CONDITIONAL USE PERMIT NO. 95-0351-71 TO ALLOW FOR THE CONSTRUCTION OF A FORTY FOOT WIRELESS COMMUNICATION FACILITY INSIDE A FAUX FLAG POLE.

Patrick Hooper presented Report to the Planning Commission No. P-99-045.

Testimony in favor by:

Paul O'Boyle, representing Sprint PCS. Spoke to the coverage needed from the Border to the East toward I-805. Explained why they chose this site and the rationale for the design of the flag pole.

Marvin Zigman, owner. Gave a brief history of this property and why he feels this is a good site and design for the purpose of the antennas.

Testimony in opposition by:

Joseph Martinez, Sweetwater High School District, Architect for the new high school, as well as the school district's architect. They were not involved in the process at any time for this project. A lot of development is going on in the next year or so and Otay Mesa is going to be developed. They feel that just because the land is vacant today, it does not mean this large structure should be there. What should the signature landmark be? They don't know but feel it should not be this large flag pole which is going to be right across the street from the high school.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JUNE 3, 1999 SO THE APPLICANT, STAFF AND SCHOOL DISTRICT CAN WORK TOGETHER TO COME UP WITH SOMETHING MUTUALLY AGREEABLE TO ALL AND BRING BACK TO THE COMMISSION. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson not present.

ITEM-13: WORKSHOP - TORREY HIGHLANDS (SUBAREA IV) IMPLEMENTATION STATUS.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO JUNE 3, 1999 FOR A FULL COMMISSION. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-14: LI/COLLINS. REZONE, VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT AND STREET VACATION NO. 98-0405.

COMMISSION ACTION:

CONSENT MOTION BY BUTLER TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. P-99-063. Second by Stryker. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

ITEM-15: TORREY GLENN.. VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT AND RESOURCE PROTECTION ORDINANCE PERMIT AND REZONE NO. 98-0261.

Bob Gentles presented Report to the Planning Commission No. P-99-060.

Testimony in favor by:

Scott Sandstrom, Western Pacific Housing. Explained they have established a coalition representing 98% of developers and owners in this area. Proud to take a private solution to the affordable housing problem. What they are proposing is a scattering of affordable housing throughout the subarea.

Brad Wiblin, Bridge Housing Corporation. They have entered an agreement with Western Pacific to implement the policy's inherent plan for them. There has been a lot of effort put into how to implement the plan efficiently. They are a large non-profit developer of affordable housing in the State and they have built a variety of units, but the best scale that works is in this 100 to 150 range.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION. Second by Butler. Passed by a 4-0 vote with Chairperson Steele and Vice-Chairperson Anderson not present.

The Planning Commission meeting was adjourned by Commissioner White at 2:45 p.m.