

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JUNE 11, 1998
IN COUNCIL COMMITTEE ROOM - 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 12:54 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
Rick Duvernay, Deputy City Attorney-present
Gary Halbert, Deputy Director, DSD-not present
Rob Hawk, Deputy City Engineer, DSD-present
Linda Lugano, Recorder-not present
Paulette Crawford, Recorder-present

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

Guy Preuss requested that more lighting be added in the committee room.

Jim Baross requesting short and long term bicycle parking facilities in new or reconstructed residences and businesses to accommodate the visitors, shoppers or residences of those businesses to provide the alternative for vehicle use. Betsy McCullough indicated staff would forward current regulations to Mr. Baross.

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

None.

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

None.

ITEM-4: DIRECTOR'S REPORT.

None.

ITEM-5: COMMISSION COMMENT.

Commissioner Butler, regarding Council Member Warden's May 28th memo to the City Manager concerning public noticing of community plan amendment initiations, asked that staff discuss the item with the Commission prior to going to the Land Use and Housing Committee.

ITEM-6: THE HODGES GOLF CENTER - INITIATION OF AN AMENDMENT TO THE SAN PASQUAL VALLEY PLAN TO ALLOW COMMERCIAL RECREATION USE ON A SITE DESIGNATED AGRICULTURE.

Bernie Turgeon presented Report to the Planning Commission No. P-98-104.

Testimony in favor by:

Paul Robinson and David Campbell representing Hodges Golf

Improvement Center. Discussed the current use on site. The property is commercial use, it is a tree farm and a farmers market. They are in the process of negotiating with the city for a long term lease with this use are looking to relocate the current use. Also, we the San Dieguito JPA is looking at the property adjacent to this project as a visitor's center.

Testimony in opposition by:

Richard Belzer representing the Carlisle-Montelena Home Owners Association and Rancho Bernardo Community Planning Board.

Questioned the Commissioners to why we are revisiting commercial use on this property north of Lake Hodges when the commercial use proposed during the update of the San Pasqual Valley Plan was turned down. San Pasqual Valley Plan already provides for recreation use on the south side of Lake Hodges. If this project moves forward, it should incorporate a change to the south side of the Lake to convert that site back to an agricultural use. There is a need for a second bridge across Lake Hodges to accommodate local traffic as well as provide access should I-15 be temporarily closed. The logical bridge connection would cross this property.

COMMISSION ACTION:

White MOTION BY ANDERSON TO DENY THE INITIATION. Second by ~~Steele~~. Passed by a 4-2 vote with Chairperson Steele and Commissioner Butler voting nay and Commissioner Quinn not present.

ITEM-7: **JOC SITE - INITIATION OF AN AMENDMENT TO THE TORREY HIGHLANDS SUBAREA PLAN (SUBAREA IV), TO REDESIGNATE THE SITE TO LOW DENSITY RESIDENTIAL.**

Bernie Turgeon presented Report to the Planning Commission No. P-98-105.

Testimony in favor by:

Chad Harris representing Western Pacific Housing. Explained that the northern alignment JOC needs another use besides its JOC and its commercial recreational use. There is an overall housing stock problem

and a facility financing issue with the subarea plan. This conversion to residential adds back those missing units to fulfill the vision of the community financing plan and also adds on and off-ramps for Camino Ruiz. This would be an opportunity to fully finance the plan.

Public testimony is closed.

COMMISSION ACTION:

MOTION BY ANDERSON TO APPROVE THE INITIATION. Second by Butler. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-8: **OLD MISSION DAM OVERLOOK CAPITAL IMPROVEMENT PROJECT RPO 96-7928. CONSTRUCTION OF A 5' TO 6' RETAINING WALL IN THE NORTHEAST PORTION OF MISSION TRAILS REGIONAL PARK. DEP 96-7928.**

Pat Grabski presented Report to the Planning Commission No. P-98-092.

Testimony in favor by:

Dorothy Leonard representing Mission Trails CAC and Mission Trails Foundation. Both groups have approved this project. The Task Force has also approved this project. Mission Trails Foundation has raised more than 100,000 dollars towards this project and have entered into the contract with the engineers.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND AN AMENDMENT MADE BY COMMISSIONER WHITE TO MAKE SURE STAFF ADD A CONDITION THAT THE BASE OF THE RETAINING WALL IS THE CULTURED STONE AS PRESENTED IN DISCUSSION. Second by

Skorepa. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-9: **IMPLEMENTATION OF HOUSING ELEMENT REGULATORY CHANGES FOR EMERGENCY SHELTERS AND TRANSITIONAL HOUSING.**

Myles Pomeroy presented Report to the Planning Commission No. P-98-090.

Testimony in favor by:

Ann Fathy representing herself.

Supports the development of transitional housing and emergency shelter changes but this is not enough. There are major impediments to the provision which relates to interior requirements and have nothing to do with land use. The parking requirements are discriminatory, these are people who do not have cars. Another issue is the homeless services providers were not involved in the developing of the regulations or having the opportunity to review and make comments. I Recommend that Planning Commission approve the changes made to the regulations but, direct staff to meet with the homeless services providers to get a report back from them of what the problems are.

Daniel J. Fagan, homeless advocate. Feels that the exemption from the facilities of the quarter mile limit is what the Planning Commission should do. The eliminating of the Planning Commission from the decision making process should be thoroughly reviewed. Direct the staff to not only meet with the homeless providers, but contact the homeless and the homeless advocates. Requests and emergency transitional space, uncovered with a fenced area, that would provide counseling services and other support services for families.

Yvonne Goody representing herself. Became homeless June 4 for sleeping in the wrong area. The homeless people want to be given a space.

Testimony in opposition by:

Guy Preuss representing Skyline-Paradise Hills Planning Committee.

The Skyline-Paradise Hills Planning Committee voted unanimously on this item. We do not want the quarter mile separation eliminated and the Planning Commission review eliminated. In a single-family residence zone, the emergency shelter and transitional housing that is larger than those holding 6 persons per dwelling units changes the character of the neighborhood and not for the better. Therefore a complete and detailed review process with the current quarter mile separation between the shelters should be retained to ensure in each case that a true need and benefit in the community exists in each case .

Gerri Stryker representing Community Planners Committee.

Opposes elimination of Planning Commission review, less discussion of waiving separation requirement. Must be a better way of doing this. She supports having a working session to take another look to create a more community friendly approach.

Charles K. Nichols representing Southeastern San Diego

Development Committee. Committee voted 12-1 to oppose the adoption of the City Manager's recommendation in the proposal. Believes removing the Planning Commission from the decision process is the wrong move. It is a step backward to remove the Planning Commission from it's oversight role. In addition, the effectiveness in an emergency shelter or transitional shelter is degraded when these facilities are to close together. Also, over-concentration of the housing facilities degrades the character and living conditions of the surrounding community.

Public testimony is closed.

COMMISSION ACTION:

MOTION BY WHITE RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATION AND THAT STAFF BRING BACK TO THE COMMISSIONER'S A STATEMENT AND SAMPLE CUP FORM THAT ADDRESSES THESE ISSUES. Second by Anderson by a vote of 6-0 with Commission Quinn not present.

1. Retain Planning Commission review on transitional housing, but not emergency shelters.

2. Ask City Council to consider ordinance that would relate size of facilities to density of underlying zone, look at it as a form of multi-family housing.
3. Consider adding more flexible criteria for parking--ie. Lower parking standards for facilities near transit.
4. Come back to Planning Commission with a report on possible changes after City Council acts e.g. flexibility in building codes and parking requirements and conditions that can be imposed to mandate relationships and actions between the facility and the neighborhood.

ITEM-10: **KEYSTONE BANKER'S HILL - MID-CITY PLANNED DISTRICT ORDINANCE PERMIT; TENTATIVE MAP 96-7988. THE PROJECT PROPOSES TO CREATE SEVEN RESIDENTIAL CONDOMINIUM LOTS AND TO DEVELOP SEVEN TWO-STORY SINGLE FAMILY RESIDENCES. DEP 96-7988.**

Jim Churchill presented Report to the Planning Commission No. P-98-101.

Testimony in favor by:

Gary Copson representing Keystone Communities. Our goal is to create as much a single-family project as possible. A project that respects the canyon and the other projects in the area. These units are called condominiums because we don't have single-family lots. There are at this time no maintenance of the front of the houses. We will be responsible to the maintenance to the rear of the project and keeping the canyon clear and preparation of the landscaping.

Testimony in opposition by:

Elinor Meadows representing Community. Lives south of this proposal. This is the first public meeting that the neighborhood was notified of. Third avenue must have some physical and visible barrier before they go into the canyon, in the middle of 3rd avenue is a barrier, it is a dirt high rise with a palm tree set inside it. This can become a very

dangerous spot if removed. The traffic concern is very serious, the barrier must be kept.

Public testimony is closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION WITH THE CHANGE IN PARAGRAPH 12 OF ATTACHMENT 4 WHEREIN, THE PROJECT WILL BE ALLOWED TO "ENHANCE" AND MAINTAIN AND ALSO TO KEEP THE EXISTING PALM TREE AND TRAFFIC ISLAND, AND MAKE ANY ADJUSTMENTS TO HAVE ACCESS TO THE 7TH UNIT. Second by Watson. Passed by a 6-0 vote with Commissioner Quinn not present.

ITEM-11: WORKSHOP - LINDA VISTA COMMUNITY PLAN

Miriam Kirshner presented Report to the Planning Commission No. P-98-094.

Workshop held to discuss draft plan issues, Commission comments focused on density, Mesa College Drive and USD.

The Planning Commission meeting was adjourned by Chairperson Steele at 12:54 p.m.