

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 23, 1992  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman Karl ZoBell at 9:05 a.m. The Planning Commission adjourned at 3:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
George Arimes-Assistant Planning Director-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Mary Lee Balko, Deputy Planning Director, Long Range  
Planning-present  
Mike Stang, Principal Planner-present  
Rachel Hurst, Principal Planner-present  
Jeff Strohming, Engineering and Development-present  
Jeannette Santos, Recorder-present  
Catherine Meyer, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

- ITEM-5 INTERIN ZONING ORDINANCE FOR NORTH CITY FUTURE URBANIZING AREA - WILDLIFE CORRIDORS

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by KARL ZOBELL, the Commission voted 5-0 (BENN and BERNET not present) to recommend to City Council adoption of the Interin Zoning Ordinance.

- ITEM-2 INITIATION OF AN AMENDMENT TO THE LINDA VISTA COMMUNITY PLAN - VISTA VILLAGE APARTMENTS. APPLICANT: JACK WALSH

JENNIFER CHAMPA presented Planning Department Report No. 92-013.

JACK WALSH, applicant gave a chronological history of the project from 1984 to 1990. He stated that a community plan change is not necessary, the map with the plan is in error because all of the text referred to this as developable hillside and not open space.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by TOM LA VAUT, the Commission voted 5-0 (BENN and BERNET not present) to initiate the amendment to the community plan, and directed staff to process the PRD concurrently.

- ITEM-3 INITIATION OF AN AMENDMENT TO THE MID-CITY COMMUNITY PLAN - CHOLLAS CREEK VILLAS

JEFF VALDER presented Planning Department Report No. 92-011.

ROBERT RADLIFF spoke in support of the project. He felt that the single-family group of dwellings would enhance the neighborhood.

Catherine Meyer continued recordation of the minutes.

LAURIE PRICE, representing the developer presented photographs and exhibits to support approval of the project.

ANNE CAMERON spoke in opposition to the project.

CONNIE JOHNSON, area resident and chair of the Planning Group for the area stated that she was representing the group and that this Planning Group had not yet been authorized by the City Council. Ms. Johnson said at this point the planning group would like to have the opportunity to review the project.

BILL NUGENT, area resident spoke in opposition to the impact on the water use, fire fighting capability, traffic congestion and the burden on the hillside.

JOHN WILEY, area resident spoke regarding the need for open space.

Jeannette Santos continued recordation of minutes.

CLIFFORD ESKEW spoke in opposition to the project. He's in favor of keeping open space.

CRAIG LUDWICK, president of the Darnall Community Council spoke in opposition to the project. Not in favor of depleting the small amount of open space available in the Mid-City area.

Public Testimony closed.

#### COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and BERNET not present) to deny the initiation of the community plan amendment.

RECESS, RECONVENE

The Commission recess at 10:15 a.m and reconvened at 10:25 a.m.

ITEM-4 INITIATION OF AN AMENDMENT TO THE MID-CITY COMMUNITY PLAN - PARK HAVEN NO. 4.

JEFF VALDER presented Planning Department Report No. 92-012.

JOHN WALSH, applicant spoke in favor of the project. He gave a brief history of the project.

WILLIAM FERREIRA, architect for the project, stated he will be available for Commission questions.

ANNE CAMERON, representing the Euclid Canyon Task Force, spoke in opposition to the project. That there is very little open space in Mid-City area.

CONNIE JOHNSON, President of the Eastern Area Planning Committee, the planning group has not seen the project and would like the opportunity to review it.

JOHN WILEY spoke in opposition to the project. This area has been zoned open space and have to deal with this problem every three year.

IRVING MALONE spoke in opposition to the project. His concerns about traffic congestion, and additional apartments in the area.

CRAIG LUDWICK spoke in opposition to the project, that there is very little open space left.

Public Testimony closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, second by TOM LA VAUT, the Commission voted 5-0 (BENN and BERNET not present) to deny initiation of the community plan amendment.

ITEM-6 AMENDMENTS TO MOBILEHOME OVERLAY ZONE AND LOCAL COASTAL PROGRAM.

MYLES POMEROY presented Planning Department Report No. 92-028.

No one spoke in opposition to the project.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 5-0 (BENN and BERNET not present) to approve and recommend to City Council.

ITEM-7 AMENDMENT TO THE SAN YSIDRO, OTAY MESA-NESTOR & TIJUANA RIVER VALLEY PLANS; ASSOCIATED REZONINGS; AND AMENDMENT OF THE TIJUANA RIVER VALLEY LOCAL COASTAL PROGRAM.

Chandra Cladey, Planning Department available for interpretation if needed.

NICK OSLER presented Planning Department Report No. 92-020.

MICHAEL FREEDMAN, representing San Ysidro Planning and Development Group spoke in support of the Planning Department recommendation in staff report.

JANAY KRUGER, representing Coralgate/South Bay Land Association project spoke in opposition to the project. She recommended in staff report item 2b, delete a portion, be consistent with the Coastal Commission wording from Calle Primera to Caminio De La Plaza. Traffic can be 2 or 4 lanes. Ms. Kruger also recommended item 2b, delete a portion from Calle Primera to Caminio De La Plaza to the recommendation of the Coastal Commission their staff report #5, street shall be designated as a 2 lane collector to be extended from Calle Primera through Caminio De La Plaza.

DR. HAL HANONO, owner of lots 1, 2 and 3, spoke in opposition that his lots were R-3000 and changed to CSR-2. He also stated properties remain CA-RR.

Public Testimony is closed.

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 6-0 (BENN not present) that staff recommendation be adopted with the following changes; the underlying zoning remain on the school site, but there be a requirement for CPIOZ B be required, and if textual language is required for the community plan that textual language be initiated a recommendation to City Council; site on San Ysidro Blvd., the underlying zoning remain in place CA-RR.

On a motion of SCOTT BERNETT, seconded by KARL ZOBELL, the Commission voted 6-0 (BENN no present) to amend the language staff report 2b per the discussion handout Coastal, the language include the language from Calle Primera to Caminio De La Plaza. The school site will be continued to February 6, 1992 at 9:00 a.m.

ITEM-8 MISSION VALLEY COMMUNITY PLAN AMENDMENTS - DESIGNATE HILLSIDE AREAS ON SOUTHERN SLOPES TO OPEN SPACE AND CONSIDER VARIOUS MINOR MODIFICATIONS TO THE PLAN AMENDMENT TO THE GENERAL PLAN.

MARY WRIGHT presented Planning Department Report No. 92-007.

Gerry Braun spoke about the 150 foot designation, that Mission Valley has gone under the PDO for a year and half prior to this.

KARL ZOBELL abstained from discussion and vote on this item.

RALPH PESQUEIRA chaired the meeting.

JOE BINTER spoke in opposition, maintain the fairness of the business in the area, Hotel Circle South either develop in a commercial MVCV or CR designation, subject to hillside review.

DONALD SAMMIS, representing the Sammis Company, spoke in opposition to the project. Take this commercial designation and convert to open space would be taking of their property.

GARY STEPENSON spoke on two property sites, Courtyards and National University. On the Courtyard project, there were a number of locations for light rail systems in the vicinity of Presido condominium, the station is no longer there. National University, Parcel E should be zoned Commercial Office.

Michael Stevens, representing Stevens Planning Group, spoke in opposition placing the CO zone, also noting parking lot is 5.8 acre portion about a 9 1/2 acre parcel which is in the process of being deleted from CUP.

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN not present, ZOBELL abstaining) to approve staff recommendations.

KARL ZOBELL resumed Chair of the meeting.

RECESS, RECONVENED

The commission recessed at 12:05 p.m. and reconvened at 1:30 p.m. in Mayor Closed Session Room.

ITEM-9 COUNCIL POLICY ON PANHANDLE LOTS AND ACCESS EASEMENTS - WORKSHOP.

TOM MURPHY presented Planning Department Report No. 92-027.

This issue was discussed and pictures displayed showing Panhandle. Commission offered no objection to the proposal.

ITEM-10 COMPATIBILITY WORKSHOP

MIKE TUDURY presented Planning Department Report No. 92-004.

Various issues were discussed at length, no decisions were made due to three Planning Commissioners not present. It was recommended by Karl ZoBell that this item be continued (BENN, PESQUEIRA and CALKINS not present) to February 27, 1992, Compatibility Workshop at 1:30 p.m.