

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 24, 1991
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:15 a.m.
The Planning Commission adjourned at 3:15 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-present
Commissioner Chris Calkins-not present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Mike Stang, Principal Planner-present
Betsy McCullough, Principal Planner-present
Ann Hix, Principal Planner-present
Tom Salgado, Principal Planner-present
Janet MacFarlane, Recorder-present

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

COMMISSION ACTION

Commissioner BERNET reported on the Council's approval of the multi-family design guidelines.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at 9:25 a.m.

ITEMS-2, CLEAN WATER PROGRAM - AMENDMENTS TO THE PROGRESS GUIDE 2A & 2B AND GENERAL PLAN AND THE EAST ELLIOT, MIDWAY, MIRA MESA, MISSION VALLEY, NAVAJO, OCEAN BEACH, OTAY MESA-NESTOR, PENINSULA, SAN YSIDRO, TIERRASANTA AND UNIVERSITY COMMUNITY PLANS AND THE TIJUANA RIVER VALLEY PLAN, AND MISSION BAY PARK MASTER PLAN.
OWNER/APPLICANT: CITY OF SAN DIEGO CLEAN WATER PROGRAM.

DAVE SCHLEISINGER explained that the Environmental Protection Agency had granted a 60-day extension for the joint EIR/EIS for the Clean Water Program and the related plan amendments for Midway, San Ysidro, Tijuana River Valley, Peninsula and Otay Mesa-Nestor. He requested a continuance on these items to March 14, 1991.

Further, Mr. SCHLEISINGER reported that the City Council had directed staff to review an alternative site at NAS Miramar for sludge treatment which would take about six months to complete. He, therefore, requested an indefinite continuance on the Fiesta Island Replacement Project.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to continue the EIR/EIS, and plan amendments and related matters associated with Midway, San Ysidro, Tijuana River Valley, Peninsula and Otay Mesa-Nestor Community Plans to March 14, 1991, at 9:00 a.m.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to continue the Fiesta Island Replacement Project indefinitely.

ANNA MCPHERSON presented Planning Department Report No. 91-021.

DAVE SCHLEISINGER reviewed the site selection process.

TOM FARRAR, representing Fenton-Western Properties, stated they were in support of the department's recommendation regarding the North City West/East Gate Mall site for water reclamation.

HARRY MATHIS, University Community Planning Group, requested that action be deferred on the North City Water Reclamation Plant until such time as all facilities could be considered together. He objected to the incremental approval of the sites.

BOB VILVEN, representing the University City Community Association, spoke in opposition to the North City Water Reclamation site because of the scope of the project.

NANCY HANE, representing George Wimpey, Inc., recommended action on the North City Water Reclamation site be deferred until such time as the Miramar site study has been completed.

DIXON GOEN, representing Mission Gorge Development Company, spoke in opposition to the Mission Valley Water Reclamation Plan based on the impacts the project could have on their plans to develop the Mission Trails Industrial Park.

NORMAN MAGNESON, Chair of the Peninsula Community Planning Board, recommended that the Midway and Point Loma areas be continued. He stated the entire water reclamation plan was related to the secondary issue.

Public testimony was closed.

RECESS, RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at 10:50 a.m.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to deny the requested plan and local coastal program amendments

because the proposed amendments are a component of a larger, integrated program and the entire program and associated plan amendments were not before them for consideration. Further, that all environmental impact reports should be reviewed at once to ensure an understanding of the cumulative impacts.

Additionally, the findings and statements of overriding considerations should be revised so it is clear that these findings not serve as a basis for future findings, which could limit the mitigation of impacts.

RECESS, RECONVENE

The Commission recessed at 11:00 a.m. and reconvened at 1:35 p.m.

ITEMS-3 MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN UPDATE;
& 3A PROPOSED CITYWIDE MANUFACTURING-SMALL INDUSTRY ZONE;
AND ASSOCIATED REZONINGS AND PLAN AMENDMENTS, AND LOCAL
COASTAL PROGRAM AMENDMENTS; AND MIDWAY/PACIFIC HIGHWAY
CORRIDOR FACILITIES FINANCING PLAN.

KERRY VARGA presented Planning Department Report
No. 91-020.

PATRICIA NUNEZ presented Planning Department Report
No. 91-034.

LYLE BUTLER, representing the Midway Community Planning Advisory Committee, stated they were in support of the plan amendment with the exception of the offstreet parking requirement identified in the proposed M-SI Zone.

CONNIE MARTIN, representing I Five, spoke in opposition to the MS-I Zone being applied to their property.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 2-4 (REYNOLDS, PESQUEIRA, BERNET and ZOBELL voting in the negative with CALKINS not present) to continue the plan amendment until such time as a LRT study has been evaluated for the area. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 2-4 (REYNOLDS, PESQUEIRA, BERNET and ZOBELL voting in the negative with CALKINS not present) to approve the MS-I Zone with the offstreet parking requirement recommended by staff. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (BENN and LA VAUT voting in the negative with CALKINS not present) to certify the environmental impact report and approve the proposed MS-I Zone with an offstreet parking requirement of one space for every 800 square feet of floor area.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the plan amendments as recommended by the department with the recommendation that construction of tunnels through the area as a means of improving traffic circulation be initiated only after major freeway improvements have been constructed.

On motion of EDWARD REYNOLDS, seconded by KARL ZOBELL, the Commission voted 4-2 (BENN and LA VAUT voting in the negative with CALKINS not present) to approve the proposed rezonings as recommended by staff.

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the amendment to the local coastal program.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 6-0 (CALKINS not present) to approve the Midway/Pacific Highway Corridor Public Facilities Financing Plan as recommended by the department.

ADJOURNMENT

The Commission adjourned at 3:15 p.m.