

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 14, 1991
AT 9:00 A.M.
IN THE CONFERENCE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.
The Planning Commission adjourned at 3:50 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
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Rudy Radecky, Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Joe Flynn, Deputy Directors, Neighborhood Services-present
Hussein Ruhi, Engineering and Development-present
Janet Fairbanks, Principal Planner-present
Tom Huffman, Principal Planner-present
Larry Monserrate, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by SCOTT BERNET, the Commission voted 5-0 (BENN and CALKINS not present) to approve the minutes of January 24, February 7 and February 14, 1991.

ITEM-3 CLEAN WATER PROGRAM - AMENDMENTS TO THE PENINSULA, MIDWAY, SAN YSIDRO, OTAY MESA-NESTOR, AND OTAY MESA COMMUNITY PLANS; THE TIJUANA RIVER VALLEY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN AND THE CITY'S LOCAL COASTAL PROGRAM.

ANNA McPHERSON presented Planning Department Report No. 91-087.

DAVE SCHLEISINGER reviewed the program.

NORMAN MAGNESON, President of Peninsula Community Planning Group, stated they were opposed to any expansion of the Point Loma facility to accommodate secondary treatment. He felt the environmental document did not adequately establish the need for secondary treatment related to ocean outfall. He preferred expansion of the Point Loma facility over establishment of a facility at the Midway site.

JOE ONG, Environmental Protection Agency, stated that the environmental document did comply with the requirements of CEQA and NEPA.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to certify the environmental impact report, recommend approval of staff's recommendation with respect to community plan and local coastal program amendments, modified to recommend the Point Loma Site as the

preferred site for secondary treatment over the proposed Midway site. Further, approval of these amendments were with the understanding that such amendments are required under compulsion of the draft Consent Decree regarding the City of San Diego's intent to comply with the Clean Water Act.

RECESS, RECONVENE

The Commission recessed at 9:50 a.m. and reconvened at 1:35 p.m.

ITEM-4 DETERMINATION OF VACANCY RATE FOR APARTMENT RENTAL UNITS.

JOEY PERRY presented Planning Department Report No. 91-086.

No one appeared to speak on this item.

ITEM-5 AMENDMENT TO AFFORDABLE HOUSING DENSITY BONUS ORDINANCE, MUNICIPAL CODE SECTION 101.0307 TO COMPLY WITH STATE LEGISLATIVE REQUIREMENTS.

MYLES POMEROY presented Report NO. 91-069.

LEE BATES, Housing Commission, gave a slide presentation of the projects reviewed during the Commission's recent field trip.

FAN SHIU indicated his support for the Housing Density Bonus program.

JACK WALSH spoke in support of the density bonus program.

DENISE CARTER spoke in support of the program.

BOB CARPENTER, representing the San Diego Interfaith Housing Foundation, spoke in support of the density bonus program.

FRANK JORDAN, representing the NAACP, spoke in support of the program.

REV. MARSHALL SHARPE stated he was in support of the density bonus program.

LEON HOGG stated he was in support of the program.

ANNA MAJOR, representing the Southeast Development Committee, recommended that their community be exempt from the program for at least ten years.

VERNA QUINN spoke in opposition to the program in her community.

OPAL TRUEBLOOD spoke in opposition of the housing density bonus ordinance as currently drafted.

Public testimony was closed.

COMMISSION ACTION

None required.

RECESS, RECONVENE

The Commission recessed at 3:15 p.m. and reconvened at 3:25 p.m.

ITEMS-6 AND 7 A REQUEST FOR A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE USE OF AN EXISTING 5,215-SQUARE-FOOT BUILDING AS A SCHOOL OF PHYSICAL THERAPY LOCATED AT 1366 HORNBLEND STREET IN THE R-1500 ZONE IN THE PACIFIC BEACH COMMUNITY. DEP NO. 90-0838. LOTS 21, 22, 23, AND 24 OF BLOCK 220 OF PACIFIC BEACH MAP 854.

KIRK DAKAN presented Planning Department Report No. 91-080.

LARRY KELLER, representing the applicant, indicated his support for the permit and indicated he was available for Commission questions.

No one appeared in opposition to these items.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to certify the negative declaration and approve the permits as recommended by staff.

ITEM-8 SINGLE-FAMILY RENTAL BUSINESS REGULATIONS AND LOCAL COASTAL PROGRAM AMENDMENT

JOAN HARPER presented Planning Department Report No. 91-093.

TOM LA VAUT abstained from discussion and vote on the item.

It was noted that public testimony had been concluded at the Commission's last hearing on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (LA VAUT abstaining with CALKINS and PESQUEIRA not present) to recommend the concept as outlined in Attachment 5 of the Planning Department Report, modified to strike the word "reasonable" under III.A.

ADJOURNMENT

The Commission adjourned at 3:50 p.m.