

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 19, 1992
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 12:10 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Severo Esquivel, Deputy Manager/Acting Planning
Director-present
George Arimes-Assistant Planning Director-present
Michael J. Stepner, City Architect-present
Tom Story, Development and Environmental
Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jeannette Santos, 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-2 APPROVAL OF THE MINUTES OF JANUARY 30, 1992.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 5-0 (BENN abstaining) to approve the minutes of January 30, 1992.

- ITEM-3 RESIDENTIAL DEVELOPMENT CAPACITY ESTIMATES.

MYLES POMEROY presented Planning Department Report No. P-92-077. This item informational.

TOM SHEFFER, representing Construction Industry Federation. He spoke in opposition to the Capacity Analysis that it substantially overstates the Residential Capacity for development.

MIKE MADIGAN, representing Pardee Construction Company. He spoke in opposition to the numbers derived as the capacity of the existing City of San Diego is very important. Mr. Madigan also had concerns about the issues in Otay Mesa and the airport.

GARY LONDON, President of the London Group Realty Advisors Incorporated. He stated he's a land use economist and planner, that the Capacity Analysis establishes a philosophical base to limit the development in the suburban areas. The Estimates of Residential Capacity should be uncoupled with the Housing Element from the Housing Guide and General Plan.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group. She spoke in favor of the capacity as it relates to the Torrey Pines Community to find it very accurate.

Public testimony closed.

COMMISSION ACTION

No action taken by the Commission.

ITEM-4 **THE PROPOSED REDEVELOPMENT PLAN FOR CITY HEIGHTS REDEVELOPMENT PROJECT.**

MIKE STEPNER of the Planning Department stated we did have the workshop on Redevelopment Plan for City Heights, questions were raised about the process. That the Planning commission find that the redevelopment plan for the City Heights area is in conformance with the general plan and the Mid City Community Plan.

KEITH SCOTT presented the Redevelopment Agency Report dated March 13, 1992.

JIM Lo BUE, Project Manger for the City Heights Redevelopment Plan and Plez Felix, the Assistant Project Administrator for this project presented a map showing the boundaries, the redevelopment area and the existing zoning in that area.

JIM BLIESNER, Chairman of the Visions Project Steering Committee distributed The Visions Project document and spoke in favor of I-15 in the City Heights area needs to be redeveloped and in support of the EIR.

JOHN STUMP, representing I-15 Park Design Task Force organized by the Park and Recreation Department. He spoke in support of City Heights being redeveloped.

PETER FAYETTE, representing Visions Project Implementation Task Force - Environmental Subcommittee. He spoke in support of the project regarding the environmental study can be done within a timeframe without causing a delay to the SR-15 project and to the areas between University Avenue and El Cajon Boulevard.

JAY POWELL, Project Coordinator for City Heights. He spoke in support of the project stating that the Vision Project is the catalyst for a successful redevelopment effort and revitalization of this area.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 to expedite the EIR and EIS/Freeway and approve the Redevelopment Plan with court characteristics freeway and treatment in the community.

RECESS, RECONVENE

The Planning Commission recessed at 10:55 a.m. and reconvened at 11:05 a.m. in the Mayor Closed Session Room.

ITEM-5 COMPABILITY WORKSHOP.

A previous workshop on the Compability was presented on January 23, 1992 and continued to February 27, 1992 (due to lack of quorum of Commissioners) this item continued to March 19, 1992).

MIKE TUDURY of the Planning Department discussed the memorandum dated February 18, 1992 and gave a brief background of this project to present.

There were discussions by the Planning Commissioners and agreed is the issues that was presented.

ADJOURNMENT

The Commission adjourned at 12:10 p.m.