

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 11, 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 9:10 a.m.
The Planning Commission adjourned at 1:10 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-present
Fred Conrad, Chief Deputy City Attorney-present
Hal Valderhaug, Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Jeff Strohminger, Engineering and Development
Department-present
Ron Friedman, Principal Planner-present
Janet MacFarlane, Recorder-present

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

No one appeared to speak at this time.

- ITEM-2 APPROVAL OF MINUTES OF MARCH 7 AND 14, 1991.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (LA VAUT and REYNOLDS abstaining) to approve the minutes of March 7, 1991, and voted 6-0 (CALKINS abstaining) to approve the minutes of March 14, 1991.

- ITEM-3 INITIATION OF AMENDMENTS TO THE OTAY MESA-NESTOR AND MID-CITY COMMUNITY PLANS. PLANNING COMMISSION INITIATION OF THE COMMUNITY PLAN AMENDMENTS: AMEND THE OTAY MESA-NESTOR COMMUNITY PLAN TO REDESIGNATE ONE SITE FROM LOW DENSITY RESIDENTIAL (5-10 DWELLING UNITS PER NET RESIDENTIAL ACRE) TO POLICE STATION FOR DEVELOPMENT OF THE SOUTHERN AREA POLICE STATION AND REDESIGNATE TWO RELATED SITES FROM LOW MEDIUM DENSITY RESIDENTIAL (10-15 DWELLING UNITS PER NET RESIDENTIAL ACRE) TO OPEN SPACE AND PARKS; AMEND THE MID-CITY COMMUNITY PLAN TO REDESIGNATE A SITE FROM PARK USE TO INSTITUTIONAL FOR DEVELOPMENT OF THE PROPOSED MID-CITY POLICE STATION. OWNER/APPLICANT: CITY OF SAN DIEGO, POLICE DEPARTMENT AND PARK AND RECREATION DEPARTMENT.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to initiate the plan amendments as recommended by staff.

- ITEM-3A JACKIE ROBINSON YMCA CONDITIONAL USE PERMIT AMENDMENT (NO. 89-0874), PHASE 2. LOCATED AT 151 SOUTH 45TH STREET IN THE MF-2000 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. A PORTION OF THE WEST HALF OF LOT 44 OF THE HORTON'S PURCHASE SUBDIVISION, MAP NO. 283. OWNER/APPLICANT: THE YMCA OF SAN DIEGO COUNTY.

REYNALDO PISAÑO requested a continuance on this item.

VERNA QUINN, Southeast Development Committee, requested a continuance until complete plans were submitted for review.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, SECONDED BY RALPH PESQUEIRA, the Commission voted 5-2 (BENN and LA VAUT voting in the negative) to hear the matter.

JIM RODGERS presented Planning Department Report No. 91-090. He noted two additional conditions whereby the landscape plan shall conform to the landscape ordinance and be reviewed by the Southeast Development Committee and approved by the Planning Department. Further, any additional fencing shall be reviewed by the community planning group and approved by the Planning Department.

ALAN PERRY spoke in support of the facility.

VERNA QUINN, Southeast Development Committee, spoke in opposition stating they did not have all the information from which to base a recommendation.

REYNALDO PISAÑO, Southeast Development Committee, questioned the condition about the fencing.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the permit as recommended and modified by staff.

ITEM-4 REZONE OF A LOT FOR THE MID-CITY SINGLE-FAMILY PROTECTION PROJECT. ON JUNE 30, 1990, THE CITY COUNCIL DIRECTED THE PLANNING COMMISSION AND PLANNING DEPARTMENT TO CONSIDER THE PROPERTY LOCATED AT 4424 56TH STREET FOR INCLUSION ON THE MID-CITY SINGLE-FAMILY NEIGHBORHOOD CLASSIFICATION MAP. OWNER: GEORGE F. AND PEIETRINA ARDAIZ. APPLICANT: CITY OF SAN DIEGO.

JULIE HUDDLE presented Planning Department Report No. 91-083.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to approve the plan amendment and related rezoning as recommended by staff.

ITEMS-5 AMENDMENTS TO THE SERRA MESA COMMUNITY PLAN, GENERAL
AND 5A PLAN AND RELATED REZONINGS; ADOPTION OF KEARNY MESA
COMMUNITY PLAN, APPLICATION OF COMMUNITY PLAN
IMPLEMENTATION OVERLAY ZONE, INSTITUTIONAL OVERLAY ZONE
& RELATED REZONINGS AND SIDE 1, #555. KEARNY MESA
PUBLIC FACILITIES FINANCING PLAN APPLICANT: CITY OF
SAN DIEGO.

COMMISSION ACTION

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA assumed chair of the meeting.

RECESS, RECONVENE

The Commission recessed at 9:50 a.m. and reconvened at 9:55 a.m.

MARY LEE BALKO gave an overview on the Kearny Mesa Community Plan.

CHRIS JACOBS presented Planning Department Report No. 91-065.

KEITH SCOTT, Economic Development Division, spoke about the creation of new jobs in the area.

DAVID DiPIERRO, Engineering and Development Department, reviewed the traffic volumes and impacts in the area.

GARY KAKU, representing the Kearny Mesa Planning Group, stated the planning group was still in opposition to some aspects of the plan.

MATT PETERSON, representing Joe Hannon, owner of property on Clairemont Mesa Boulevard, stated his client was opposed to the recommended rezoning of his property.

MATT PETERSON, representing the 5150 Convoy Street Limited Partnership, spoke in opposition to the recommended zoning for the property.

MARGUERITE FERRANTE, representing the mobile home park residents, stated they were in support of staff recommendation to retain the property for residential use.

REBECCA MICHAEL, representing Coast Income Properties, stated her client was opposed to the recommended change from M-1A to M-1B zoning to property located adjacent to I-163 south of Balboa.

STEVE KERCH stated he was one of the owners of the mobile home park and was opposed to the land use designation. He further spoke in opposition to the plan because he felt it would make it difficult for the employer to build his business and would take away employment from the area.

JAMES HOFFMAN stated he bought M-1A zoned property in 1978 and did not want his property rezoned.

ED MYERS stated he was opposed to the downzoning of his property on Dagget Street.

PAUL HALL stated he was opposed to the rezoning of property on Dagget Street.

MAC STROBL, represented KM New Car Dealers Association, spoke in opposition to the recommended rezoning of their property.

STEVE ROYCE spoke in opposition to the plan amendment. He recommended restricting the FAR, not the use.

KAY IMHOF stated she lived in a residentially-zoned portion of the plan area and was opposed to a separate planning group for Kearny Mesa and Serra Mesa.

BENNY MIAO, representing 7750 Convoy Court, stated he was opposed to the proposed rezoning of his property and wanted to retain the M-1A zoning.

MATT ANDERSON, representing General Dynamics, stated he supported the Planning Group's recommendation on area land use.

DON WEHRLY recommended that the finger canyons designated for open space be included in the Serra Mesa Community Plan area not the Kearny Mesa area.

STEVE BERG, representing the McGrath Family Trust, spoke in opposition to the draft plan.

SKIP TSCHANTZ, representing Balboa Properties, spoke in opposition to the plan amendment.

ROBERT BASSO spoke in opposition to the plan amendment.

RICHARD HIBBARD spoke in opposition to the plan amendment.

Public testimony was closed.

The Commission trailed discussion on this item.

ITEMS-9 SOUTHEAST DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT
9A AND NO. 90-0451 AND VACATION OF A PORTION OF GANNETT STREET
10 RIGHT-OF-WAY. A PORTION OF LOT 16 OF RANCHO MISSION,
 MAP 330. OWNER/APPLICANT: ST. STEPHEN'S RETIREMENT
 CENTER, INCORPORATED.

Staff indicated both the applicant and appellant were in support of a continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL not present) to continue these items to April 25, 1992, at 9:00 a.m.

ITEMS-5 AMENDMENTS TO KEARNY MESA AND SERRA MESA COMMUNITY PLAN
AND 5A AND KEARNY MESA PUBLIC FACILITIES FINANCING PLAN

The Commission continued discussion of this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (LA VAUT and BENN voting in the negative with ZOBELL abstaining) to recommend the commercial retail zone to Clairemont Mesa Boulevard fronting on the north side, east of I-163 from Overland to Ruffin Road with the CPIOZ Type B applied.

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 6-0 (ZOBELL abstaining) to retain the current zone on the Kearny Villa Road properties and amend the language in the community plan to support office use as it currently exists.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (BENN and LA VAUT voting in the negative with ZOBELL abstaining) to retain the M-1A zoning on the auto dealer sites with the application of CPIOZ Type B, with the added plan language that general commercial would only be permitted to the extent that the aggregate traffic generated would be no more than currently exists under the present use.

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL abstaining) to certify the environmental document and adopt standards and findings of over-riding consideration. Further, directed staff to prepare language that would provide standards to be used relative to the issue of single tenant versus multi-tenant use based on ADTs.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-1 (CALKINS voting in the negative with ZOBELL abstaining) to adopt the remaining staff recommendations shown as Items 4 through 7 on Page 3 of the staff report and approve the Kearny Mesa Public Facilities Financing Plan.

ITEM-6 EL CAMINO REAL ALIGNMENT PROJECT, PROPOSED COASTAL DEVELOPMENT PERMIT NO. 90-0327. THIS PROJECT IS RELATED TO AN EARLIER DEVELOPMENT APPLICATION ON THIS SITE (HILLSIDE REVIEW AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0540) WHICH WAS APPROVED BY THE PLANNING COMMISSION ON OCTOBER 12, 1989 AND LATER APPEALED TO THE CITY COUNCIL BY THE TORREY PINES COMMUNITY GROUP. LOCATED EAST OF INTERSTATE 5 AND SOUTH OF CARMEL VALLEY ROAD IN THE A-1-1, FW (FLOODWAY) AND PORTIONS IN THE HR (HILLSIDE REVIEW) ZONE IN THE CARMEL VALLEY (FORMERLY NORTH CITY WEST) AND SORRENTO HILLS COMMUNITY PLANNING AREA. (DEP NO. 90-0327). OWNER/APPLICANT: AMERICAN NEWLAND ASSOCIATES. APPELLANTS: OPAL TRUEBLOOD, REPRESENTING THE TORREY PINES COMMUNITY PLANNING GROUP; AND WILLIAM SCHWENKER.

ALAN PERRY, attorney representing the applicant, stated he would agree to a continuance on the item.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by LYNN BENN, THE COMMISSION VOTED 6-0 (ZOBELL not present) to continue this item to April 25, 1991, at 9:00 a.m.

ITEM-8 APPEAL OF THE EVANS SCHOOL, CONDITIONAL USE PERMIT AMENDMENT AND COASTAL DEVELOPMENT PERMIT. LOCATED AT 6510 LA JOLLA SCENIC DRIVE SOUTH IN THE R-1-2000 ZONE IN THE LA JOLLA COMMUNITY. DEP NO. 90-0646. PORTION OF NORTHEAST QUARTER OF PUEBLO, LOT 1225, MAP NO. 36. OWNER/APPLICANT: EVANS SCHOOL. APPELLANTS: CHARLES C. LOVE, JR., ANTHONY J. MORELLI, ROSEMARY K. MORELLI, JOHN E. WARD.

The applicant and appellant for this item requested a continuance on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, The Commission voted 6-0 (ZOBELL not present) to continue this item to May 2, 1991, at 9:00 a.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-7 U.S. WEST/I-805 CELLULAR ANTENNA, CONDITIONAL USE PERMIT, CASE NO. 90-0872. LOCATED AT 3848 SORRENTO VALLEY BOULEVARD JUST SOUTH OF THE APEX OF I-5 AND I-805, EAST OF SORRENTO VALLEY ROAD, WEST OF SORRENTO VALLEY COURT AND NORTH OF SORRENTO VALLEY BOULEVARD IN THE M-1A ZONE IN THE TORREY PINES COMMUNITY. DEP NO. 90-0872. OWNER/APPLICANT: U.S. WEST CELLULAR.

GLENN GARGAS presented Planning Department Report No. 91-126.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to approve the permit and certify the negative declaration as recommended by the department.

ITEM-5B SERRA MESA COMMUNICATIONS FACILITY CONDITIONAL USE PERMIT. LOCATED AT 9565 YOLANDA STREET IN THE R1-40,000 ZONE IN THE SERRA MESA COMMUNITY. DEP NO. 90-0614. PORTION OF LOT 42 OF MAP NO. 348. OWNER/APPLICANT: PACTEL CELLULAR

COMMISSION ACTION

JOE MALONE presented Planning Department Report No. 91-127.

ISMAIL ELHAG stated he was opposed to the permit. He stated the area was a fire hazard because of the brush on the property. He also noted the gate was being left open which would allow kids and motorcyclists into the area, increasing the fire hazard.

GEORGE WILLIAMS stated he was opposed to the location of the facility.

STEVE LEWIS, representing Pactel, spoke in support of the permit, explaining they were leasing a small portion of the entire site.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-1 (LA VAUT voting in the negative with BENN not present) to certify the negative declaration and approve the permit as recommended by staff.

ITEM-11 AMENDMENTS TO SIGN ORDINANCE.

This item was removed from the agenda

ITEM-12 LAND GUIDANCE POLICY - TRANSPORTATION DEMAND MANAGEMENT

This item was rescheduled to April 25, 1991.

ITEM-13 WORKSHOP/BARRIO LOGAN REDEVELOPMENT PROJECT

This item was cancelled.

ADJOURNMENT

The Commission adjourned at 1:10 p.m.