

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 4, 1991
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Commissioner Calkins at 9:10 a.m. The Planning Commission adjourned at 12:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Tom La Vaut-not present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Robert P. Spaulding, City Planning Director-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
Janet MacFarlane, Recorder-present

ITEM-1 REPORT FROM THE PLANNING DIRECTOR

No report was given.

ITEM-2 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

Deputy Director TOM STORY introduced newly assigned staff members to the Development and Environmental Services Division of the Planning Department.

ITEMS-3 AMENDMENTS TO THE SERRA MESA COMMUNITY PLAN, GENERAL AND 3A PLAN AND RELATED REZONINGS, ADOPTION OF KEARNY MESA COMMUNITY PLAN, APPLICATION OF COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE, INSTITUTIONAL OVERLAY ZONE AND RELATED REZONINGS

Commissioner CALKINS explained these items were noticed and would be heard on April 11, 1991, at 9:00 a.m.

ITEM-4 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.

Staff requested a one-week continuance on this item in order to allow the area planning committee additional time to review the project.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to continue this item to April 11, 1991, at 9:00 a.m.

ITEM-5 APPEAL OF THE NIAGARA AVENUE CONDOMINIUMS COASTAL DEVELOPMENT PERMIT NO. 89-1018. LOCATED AT 4561 NIAGARA AVENUE IN THE R-3000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 89-1018. THE NORTHWESTERLY TEN FEET OF LOT 38 AND ALL OF LOTS 39 THROUGH 42, BLOCK 6 OF OCEAN BEACH MAP 279. OWNER/APPLICANT: SALVATORE DIANO. APPELLANT: SALVATORE DIANO.

MARIO LEALCALA, representing the applicant, requested a continuance because of the few number of Commission members present to hear this item.

ELIZABETH GETZOFF spoke in opposition to the continuance.

LOIS RHODES, representing the Peninsula Planning Board, requested the item be heard and not continued.

RICHARD CALVI spoke in opposition to any delays and asked the item be heard.

JOHN TAINER spoke in opposition to the requested continuance.

No motion was made to continue this item.

ITEM-7 APPEAL OF THE PLANNING DIRECTOR'S CONDITION OF APPROVAL FOR THE BROWN FIELD BUSINESS PARK COMPREHENSIVE SIGN PLAN PERMIT NO. 89-1380. A 160-ACRE SITE LOCATED ON THE WEST SIDE OF BRITANNIA BOULEVARD, SOUTH OF OTAY MESA ROAD AND NORTH OF AIRWAY ROAD IN THE GENERAL INDUSTRIAL SUBDISTRICT OF THE OTAY MESA DEVELOPMENT DISTRICT, DESCRIBED AS LOTS NO. 1-20 OF BROWN FIELD UNIT 1 AND LOTS NO. 1-21 OF BROWN FIELD UNIT 2. OWNER/APPLICANT: CALIFORNIA STRUCTURES. APPELLANTS: THE I.C.C. GROUP, INC. AND CALIFORNIA STRUCTURES.

SYLVIA CEGELIS, representing California Structures, requested a continuance on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to continue this item to April 25, 1991, at 9:00 a.m.

ITEM-5 APPEAL OF THE NIAGARA AVENUE CONDOMINIUMS COASTAL DEVELOPMENT PERMIT NO. 89-1018. LOCATED AT 4561 NIAGARA AVENUE IN THE R-3000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 89-1018. THE NORTHWESTERLY TEN FEET OF LOT 38 AND ALL OF LOTS 39 THROUGH 42, BLOCK 6 OF OCEAN BEACH MAP 279. OWNER/APPLICANT: SALVATORE DIANO. APPELLANT: SALVATORE DIANO.

KEVIN MCGEE presented Planning Department Report No. 91-074.

MARIO LEALCALA, representing the applicant, reviewed the proposed project and spoke in its support.

ELAINE KAPLAN stated the project would be an asset and enhancement to the area and was in support of the project.

RUTH RUTHERFORD stated the project was incompatible with the neighborhood because it was too large.

GREGORY VACH spoke in opposition to the project.

LOIS RHODES, representing the Peninsula Planning Board, stated the design of the project did not fit in with the particular location. She stated this was a transition area from multi-family and single-family and she objected to the two-story configuration.

JUANITA HATHAWAY stated the proposed development was not compatible with the neighborhood and approving the project would encourage similar development which was not in keeping with the character of the neighborhood.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to deny the appeal and deny the permit as recommended by staff.

ITEMS-6, 6A, 6B AND 6C CONSIDERATION OF AN AMENDMENT TO THE MIRAMAR RANCH NORTH COMMUNITY PLAN AND CONSIDERATION OF THE SCRIPPS RANCH NORTH PHASE 3 PLANNED RESIDENTIAL DEVELOPMENT/HILLSIDE REVIEW/REZONE PERMIT AND ACCOMPANYING VESTING TENTATIVE MAP NO. 90-0898, AND CERTIFICATION OF EIR NO. 90-0898. LOCATED EAST OF I-15, BETWEEN MIRAMAR RESERVOIR AND SPRING CANYON ROAD IN THE A-1-10, AND HILLSIDE REVIEW OVERLAY ZONES IN THE MIRAMAR RANCH NORTH COMMUNITY PLANNING AREA. DEP AND EIR NO. 90-0898. PARCEL 1 AND PARCEL 2, OF PARCEL MAP 11571, PARCEL 2 OF PARCEL MAP 11428, PARCEL 1 OF PARCEL MAP 1698, LAGO DORADO INDUSTRIAL PARK PER MAP 11991, PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND PORTION OF THE NORTHWEST QUARTER OF SECTION 32, IN TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN ALL IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
OWNER/APPLICANT: MCMILLIN/BCED DEVELOPMENT.

Robert Spaulding gave a background report on the history of the project.

PHILIP MAECHLING presented Planning Department Report No. 91-123.

RECESS, RECONVENE

The Commission recessed at 11:00 a.m. and reconvened at 11:10 a.m. for the purpose of conferring with the City Attorney to review the requirements of submittal for vesting tentative maps.

JIM DAWE, attorney representing the applicant, stated it was his belief the Commission had adequate information to act on the vesting tentative map but rather than continuing the matter, he would prefer the Commission act on the tentative map.

KAREN McELLIOTT, Miramar Ranch North Planning Committee, stated they endorsed the changes made at the meeting of March 26, 1991. She stated the water tank location as proposed would create a definite negative impact on the community and requested that a feasibility study be prepared to identify methods of mitigating the appearance of the water tank. She was opposed to the gated communities proposed by the applicant and felt at least the neighborhood along the viewshed should not have gates.

BOB DINGEMAN, Miramar Ranch North Planning Committee, spoke in support of the plan amendment.

SHARYN SHERER stated they would be opposed to the plan amendment and permits if there was any development on the watershed.

CASH DOMITRZ, Scripps Ranch Planning Group, stated they were in support of the Planning Department recommendation as long as there was no development on the western knoll.

JIM DAWE, attorney representing the applicant, spoke in support of the permits, map and plan amendment. He stated that development of the knoll was specifically identified in the settlement agreement and indicated the staff report clearly indicated that the area was to be allowed for development.

Mr. DAWE stated to his knowledge there was no policy with respect to gate-guarded communities. He felt the issue was one of public access which he stated was addressed in the project. He requested approval of the project consistent with the settlement agreement.

KAREN MAYBERRY spoke in opposition to the project if the impacts to biological resources are not fully mitigated.

Public testimony was closed.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to follow staff recommendation to certify the environmental document and associated findings, approve the plan amendment, rezone, permit and map with the following modifications: (1) Approve the tentative map, not the vesting tentative map, on the finding that the site plan was not complete; and (2) to delete development of the knoll if the city has the authority based on the terms of the settlement agreement.

ITEMS-8 DEL MAR VIEW, CARMEL VALLEY PLANNED DEVELOPMENT PERMIT,
AND 9 TENTATIVE MAP, AND ACCOMPANYING STREET VACATION, CASE
NO. 90-0928. LOCATED TO THE NORTH OF THE FUTURE
EXTENSION OF LANDSDALE DRIVE, BETWEEN WYNGATE POINT AND
DEL MAR HEIGHTS ROAD IN THE SF1-A ZONE IN THE CARMEL
VALLEY (FORMERLY NORTH CITY WEST) COMMUNITY. DEP
NO. 90-0928. RESUBDIVISION OF FINAL MAP NO. 9001 AND
PORTION OF THE W 1/2, SE 1/4, NW 1/4, NE 1/4 OF
SECTION 17, T14S, R3W, SBBM. OWNER/APPLICANT: STEVE
OLAS.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (ZOBELL, PESQUEIRA and LA VAUT not present) to certify the negative declaration and approve the permit and map as recommended by staff.

ITEM-10 WORKSHOP/BARRIO LOGAN REDEVELOPMENT PLAN AND ASSOCIATED
AMENDMENTS

This item was continued to April 11, 1991.

ADJOURNMENT

The Commission adjourned at 12:05 p.m.