

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 21, 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 9:10 a.m.
The Planning Commission adjourned at 12:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Commissioner Verna Quinn-present
George Arimes-Acting Planning Director-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Director, Development and
Environmental Planning-present
Mary Lee Balko, Deputy Director,
Community Planning-present
Linda Johnson, Principal Planner-present
Mike Stang, Principal Planner-present
Jeff Strohminger, Engineering and Development-present
Jeannette Santos, Recorder-present
Catherine Meyer, 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 MINUTES OF MAY 14, 1992.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**CALKINS** abstaining with **PESQUEIRA** not present) to approve the minutes of May 14, 1992.

ITEM-3 LA PENSIONE. MID-CITY DEVELOPMENT PERMIT NO. 91-0697. PROJECT DESC: 122 UNIT S.R.O. LEGAL: LOTS 19-24 BLOCK 197. LOCATION: 2120 UNIVERSITY AVENUE BETWEEN: ALABAMA STREET AND: MISSISSIPPI STREET. ZONE: CL-2 MR-800B. APPLICANT: BARONE GALASSO/HOUSING OPP. INC.

This item continued from April 23, 1992. Public testimony was taken and closed.

Commissioner Benn not present at the April 23, 1992 meeting, did not review the tape, abstained from discussion and vote on this item.

JIM RODGERS presented Planning Department Report No. P-92-113 (revised).

ROGER NOLTON, representing the San Diego Housing Commission available to answer questions.

ROBERT PARENTEAU, business owner 1/2 block from the proposed project. He spoke in opposition to the project regarding parking and setback variances.

JOHN ROBINSON, business owner. He spoke in opposition to the project regarding the issue of parking.

HARRIS TELLER, business owner on Alabama Street. He spoke in opposition to the project on the issue of variances, parking and a burden in the neighborhood.

MICHAEL GALASSO, project developer for the project. Mr. Galasso stated he met with Jim Rodgers of the Planning Department and made the following changes: increase the parking, eliminated the five one bedrooms, parking restrictions and met with the residents at a community group meeting. Mr. Galasso presented a survey dated May, 1992 by the Meyer's Group SRO Market Study, City of San Diego Planning and Galasso.

Public testimony was closed.

COMMISSION ACTION

On motion of **EDWARD REYNOLDS**, seconded by **VERNA QUINN**, the Commission voted 3-2 (**BERNET** and **CALKINS** voting in the negative, **BENN** abstaining with **PESQUEIRA** not present) to approve appeal and deny the project. Motion failed not having 4 votes. The Planning Director decision of March 25, 1992 upheld.

On motion of **CHRIS CALKINS**, seconded **SCOTT BERNET**, the Commission voted 2-3 (**REYNOLDS**, **QUINN** and **ZOBELL** voting in the negative, **BENN** abstaining with **PESQUEIRA** not present) to recommend if approve by City Council, that there be a series of limitations: 1) that parking be free to the residents to whom its offered; 2) as a condition of the permit, that each lease will specify as a condition of the lease or to the occupancy has the right or not the right to occupy while owning a vehicle, and; 3) a penalty if the owner fails to maintain the project consistent with the requirements that the Certificate of Occupancy will be revoked as to the number of units for which parking variance was granted initially, 5) to the effect that mitigation monitoring, the project component upon the costs of enforcement providing for the necessary Zoning Administrator and Deputy City Attorney to the extend requires; and 6) if determine if violation reimburse the cost. This motion failed not having 4 votes.

ITEM-5 MIRA MESA COMMUNITY PLAN UPDATE.

TOM FARRAR, Fenton-Western Properties requested a 4-week continuance on this item.

MARY LEE BALKO, Deputy Planning Director, Community Planning stated proceed with the hearing and public testimony, if needed continue to a later date.

COMMISSION ACTION

No action taken.

ITEM-4 TRANSIT - ORIENTED DEVELOPMENT DESIGN GUIDELINES AND LAND GUIDANCE COUNCIL POLICY.

NANCY SCHWARZ presented Planning Department Report No. P-92-144.

JOHN WILHOIT, Transportation and Management Division presented the TDM Survey in Rancho Bernardo dated May 21, 1992.

STEVE SILVERMAN, Chair of the Land Guidance Subcommittee gave an update on the Land Guidance Program.

SHELLY POTECHI, CALTHROPE Associates, available to answer questions on the TOD Guidelines and Design Workshop.

TOM FARRAR, Fenton-Western Properties. He stated in the last 5 years been working on the land use plan for the Carroll Canyon area, and changed the plan to incorporate the TOD, for pedestrians, friendly walk-ways, opportunities for bicycling and incorporate the 3 major land use components, commercial, residential and industrial. To create an area or subcommunity that provides opportunities for a place to work, live and a place to shop within walking distance.

DOUG BOYD, Turrini and Brink presented the plan for Carroll Canyon area before and after. He supported the concepts of the TOD guidelines.

Catherine Meyer continued recordation of the minutes.

JAMES BRYANT, Community Planning Liaison, spoke in favor about the more significant impacts that the TOD guidelines would have on the urban form and how it would provide a mode of transportation other than the automobile.

RUTH MERRILL, representing the League of Women Voters, spoke in support of the guidelines and the cure for urban deterioration which would be provided.

REYNALDO PISANO, representing the Southeast San Diego Development Committee spoke in opposition and stated that the Committee has concerns with increase in density and recommends that the character of the community not be changed for transit purposes.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group, stated that the preparation of the TOD Guidelines and Draft Council Policy is fine and laudable, but there is concern with ancillary units, the increase in density and the adverse impacts on fire, water, health and safety for already established neighborhoods.

Public testimony was closed.

Jeannette Santos continued recordation of the minutes.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 6-0 (**PESQUEIRA** not present) to continue this item to June 4, 1992 at 9:00 a.m.

RECESS, RECONVENE

The Planning Commission recessed at 11:55 a.m. and reconvened at 12:00 p.m.

Commissioner Chris Calkins chaired the meeting. Public testimony taken for those who cannot be present at the July 9, 1992 continued hearing.

ITEM-5 MIRA MESA COMMUNITY PLAN UPDATE.

BERNIE TURGEON presented Planning Department Report No. P-92-141.

KELLEY MUNDT lives in Mira Mesa. She stated that Camino Ruiz bridge should go across the canyon to Los Penasquitos for traffic.

KATHRYN WILD, representing the Children's Ecology Club of San Diego and presented a letter from Brian M. Parrish opposed to the construction a community center and pool in the section of land south of Challenger Jr. High School. Ms. Wild stated the children and Brian want to preserve this field for the plants and wildlife.

ERIK ROSSING lives in the Mira Mesa area. He spoke in opposition to change the plan to discontinue Camino Ruiz Road going across the canyon.

Public testimony was closed.

COMMISSION ACTION

On motion of **CHRIS CALKINS**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-0 (**PESQUEIRA** and **ZOBELL** not present) to continue this item to July 9, 1992 at 9:00 a.m.

ITEM-6 STREET ACTION 91-520-000. STREET NAME CHANGE: ADDISON TO AVENIDA DE PORTAL. PROJECT DESC: BETWEEN PLUM AND SHAFTER STREETS. LEGAL: ADDISON STREET BETWEEN PLUM STREET AND: SHAFTER STREET. APPLICANT: MANUEL DE ROSA FOR UNITED PORTUGUESE.

This item continued to June 11, 1992 at 9:00 a.m.

ADJOURNMENT

The Commission adjourned at 12:30 p.m.