

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 30, 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 12:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-not present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-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
Jeff Strohming, Engineering and Development
Department-present
Ron Friedman, Principal Planner-present
Janet Fairbanks, principal Planner-present
Michael Stang, 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 28, APRIL 4, APRIL 11, APRIL 25, 1991.

On motion of EDWARD REYNOLDS, seconded by LYNN BENN, the Commission voted to approve the minutes as follows: Voted 4-0 (ZOBELL and BENN abstaining with PESQUEIRA not present) to approve the minutes of March 28, 1991; voted 5-0 (LA VAUT abstaining with PESQUEIRA not present) to approve the minutes of April 4, 1991; and voted 6-0 (PESQUEIRA not present) to approve the minutes of April 11, 1991.

ITEM-5 MISSION VALLEY YMCA CONDITIONAL USE PERMIT AMENDMENT NO. 91-0215. A 4,000-SQUARE-FOOT ADDITION OF AN EXISTING 18,000-SQUARE-FOOT GYMNASIUM AND MULTI-PURPOSE BUILDING ON AN 8.3-ACRE SITE, ZONED R1-40,000 FW, AND LOCATED AT 5505 FRIARS ROAD IN THE MISSION VALLEY COMMUNITY PLANNING AREA. PUEBLO LOT 1101, ACCORDING TO MISCELLANEOUS MAP NO. 36 AND FILE NO. 12152. PROPERTY OWNER: THE CITY OF SAN DIEGO. APPLICANT: SAN DIEGO COUNTY YMCA.

RICHARD WEBSTER, Executive Director of the Mission Valley YMCA, stated Condition 16 of the permit, the provision on offsite fees, would create a financial burden on their organization.

No one appeared in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (PESQUEIRA not present) to certify the negative declaration and approve the conditional use permit as recommended by the Department.

ITEM-3 AMENDMENTS TO THE AFFORDABLE HOUSING DENSITY BONUS ORDINANCE, DIVISION 5 AND 9 OF THE SAN DIEGO MUNICIPAL CODE, AND LOCAL COASTAL PROGRAM.

MYLES POMEROY presented Planning Department Report No. 91-179.

LYNN BENN indicated she had listened to the tape recording of the previous meeting on this item and was eligible to participate and vote on the matter.

Staff pointed out that public testimony was closed at the Commission's last hearing on the amendment.

COMMISSION ACTION

EDWARDS REYNOLDS moved to approve the amendments as recommended by staff. Chairman ZOBELL seconded the motion.

Amended Motion

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 3-3 (BERNET, REYNOLDS and the Chair voting in the negative with PESQUEIRA not present) to limit the additional 5-10 percent density bonus to transit corridors served by fixed rail only. This amendment failed for lack of four affirmative votes.

Amended Motion

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-2 (LA VAUT and ZOBELL voting in the negative with PESQUEIRA not present) to amend the main motion to provide that the City Council may exempt certain communities from the provision of addition bonus incentives consistent with the doctrine of municipal affairs.

Main Motion

The question was called, and the Commission voted 4-2 (BENN and LA VAUT voting in the negative with PESQUEIRA not present) to approve the main motion.

ITEM-4 SALK INSTITUTE FOR BIOLOGICAL STUDIES; PROPOSED EAST BUILDING AND ENTRY STRUCTURE. COASTAL DEVELOPMENT/HILLSIDE REVIEW/CONDITIONAL USE PERMIT, AMENDMENT TO EXISTING CONDITIONAL USE PERMIT 3841. CASE NO. 90-1140. LOCATED AT 10010 NORTH TORREY PINES ROAD ON THE WEST SIDE OF NORTH TORREY PINES ROAD BETWEEN SALK INSTITUTE ROAD AND TORREY PINES SCENIC DRIVE IN THE R1-5000 ZONE IN THE UNIVERSITY COMMUNITY. LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 14013, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 8, 1985. OWNER/APPLICANT: SALK INSTITUTE FOR BIOLOGICAL STUDIES, SAN DIEGO.

KARL ZOBELL abstained from discussion and vote on this item. Commissioner CALKINS chaired the meeting.

MIKE TUDURY presented Planning Department Report No. 91-178, deleting Condition 25 and adding a new Condition 25 to read, "Prior to the issuance of occupancy permit, the applicant shall upgrade the existing bus stops on both sides of North Torrey Pines Road adjacent to the property, to be accessible to the disabled and shall provide pedestrian ramps at the corners of Salk Institute Road/North Torrey Pines Scenic Drive/North Torrey Pines Road. These bus stops and pedestrian ramps shall be constructed per City of San Diego and MTDB standards," and modifying Condition 4 to read, "... Landscaping located in any parking area shall be permanently maintained and not converted for any other use. This does not preclude future buildings in this area which must obtain an amendment to the original conditional use permit as well as other appropriate permits."

FERDINAND FLETCHER, representing the Salk Institute, spoke in support of the permit amendment.

DR. JONAS SALK made a slide presentation of the existing site and reviewed the plans for the proposed addition.

JACK McALLISTER, architect, reviewed the process used in developing the project.

DAVID RHINEHART reviewed the elevations of the proposed project.

DEL GLANS, Executive Vice President of Salk Institute, explained that the Salk Institute was required to contribute \$250,000 to the Facilities Benefit Assessment. He stated they were also being required to pay \$60,000 to construct a cul de sac at the far west of La Jolla Scenic Drive which was of no benefit to the hospital. He requested that this requirement be removed from the permit.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (PESQUEIRA not present with ZOBELL abstaining) to certify the mitigated negative declaration and adopt the mitigation and monitoring program as shown on Exhibit D, and approve the permits as recommended by staff, modified as follows: If acceptable to the City Manager, waive the requirement of brush management and apply a nonbuildable easement on the mitigation area. Further, Commission requested that the project applicant further review the treatment of the proposed bridge for possible modification.

RECESS, RECONVENE

The Commission recessed at 11:10 a.m. and reconvened at 11:15 a.m.

ITEM-6 APPEAL OF THE SIX-UNIT APARTMENT COMPLEX PLANNED RESIDENTIAL DEVELOPMENT (PRD NO. 90-0715). LOCATED AT 5615 GAINES STREET IN THE R-1000 ZONE IN THE LINDA VISTA COMMUNITY. DEP NO. 90-0715. LOT 2, BLOCK D OF BAY VIEW QUARTERS, MAP 1654. OWNER: MISHEL MATLOUBIAN. APPLICANT: SHAWN ELIHU. APPELLANT: MRS. EDALEE HARWELL.

JUDY BRASWELL presented Planning Department Report No. 91-167.

ADRIAN MAKINE spoke in opposition to the proposed development, stating too many units were being proposed for the site.

EDALEE HARWELL spoke in opposition to the project. She was concerned about the additional cars being parked on the street and was opposed to the multi-family development in what she felt was a single-family neighborhood.

LINCOLN PICKARD spoke in opposition to the project stating it was too crowded.

SHAWN ELIHU, applicant, spoke in support of the project. He stated the project conformed to all applicable zoning regulations and was consistent with the community plan.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and PESQUEIRA not present) to uphold the appeal and deny the project based on the finding the project was detrimental to the neighborhood, noting the area was not in transition, and no rear yard was being provided.

ITEM-9 LINDBERGH FIELD COMPREHENSIVE LAND USE PLAN

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 5-0 (ZOBELL and PESQUEIRA not present) to continue this item to June 6, 1991, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 11:50 a.m. and reconvened at 11:52 a.m.

ITEM-7 AMENDMENTS TO THE BARRIO LOGAN PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM.

Staff explained this item had been removed from the agenda and would be renoticed for a future Commission hearing.

ITEM-8 SANTEE INVESTMENTS-OTAY MESA PRECISE PLAN, ASSOCIATED REZONINGS AND APPLICATION OF CPIOZ TYPE B TO CERTAIN AREAS.

VICKI TOUCHSTONE presented Planning Department Report No. 91-172.

JOHN THELAN, appearing on behalf of the property owner, spoke in support of the plan amendment and associated rezonings. He explained the City had originally approved a subdivision on this property in 1984. He explained that offsite requirements for the project made its development economically unfeasible. He stated many years had been spent in an effort to develop this property and asked for Commission approval.

LINCOLN PICKARD, chairman of the Otay Mesa Nestor Planning Group, stated his planning group had voted in favor of the project.

Public testimony was closed.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and PESQUEIRA not present) to deny the plan amendment and associated rezonings as recommended by staff.

ADJOURNMENT

The Commission adjourned at 12:20 p.m.