

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 9, 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 9:05 a.m.
The Planning Commission adjourned at 12:00 noon.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom La Vaut-not present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-not present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
John Reese, 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-present
Janet Fairbanks, Principal Planner-present
Betsy McCullough, 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 APRIL 4, 1991.

The Commission trailed this item to the next hearing.

ITEMS-2A CARMEL VALLEY NEIGHBORHOOD 1 - UNITS 16 ABC, PROPOSED
AND 2B TENTATIVE MAP AND CARMEL VALLEY PLANNED DISTRICT
DEVELOPMENT PLAN PERMIT NO. 90-0766. PROJECT DESC:
43 LOT, 35.1 ACRE SUBDIVISION MAP; INCLUDING 215
2-STORY, MF RES UNITS & REC AREA; LOCATION; CARMEL
CANYON RD; BETWEEN: DEL MAR HEIGHTS RD AND; CARMEL
KNOLLS RD. APPLICANT: VILLAGE PROPERTIES

ROD CAMERON, representing the Baldwin Company, reviewed the pedestrian access through the community and the need for the gate-guarded streets.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and LA VAUT not present) to certify the negative declaration and approve the map and permit, deleting the provision of the gate-guarded streets in the project.

ITEM-3 STREET ACTION SA 90-528--AN EASTERLY EXCESS PORTION OF NORTH TORREY PINES ROAD SOUTH OF LA JOLLA SHORES DRIVE. APPLICANT: UNIVERSITY OF CALIFORNIA, SAN DIEGO (UCSD).

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and LA VAUT not present) to approve the street action as recommended by staff.

ITEM-4 RACHELS'S NIGHT SHELTER - CONDITIONAL USE PERMIT NO. 91-0147, SOCIAL SERVICE FACILITY, CENTRE CITY COMMUNITY PLANNING AREA. THE PROPOSED PROJECT, "RACHELS'S NIGHT SHELTER," IS A REQUEST FROM CATHOLIC CHARITIES TO LOCATED AN OVERNIGHT FACILITY FOR 50 HOMELESS WOMEN ON THE SECOND FLOOR OF THE UNITED STATES POST OFFICE BUILDING, A DESIGNATED HISTORIC SITE ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE FACILITY WILL BE LOCATED AT 815 "E" STREET IN THE MIXED USE/RESIDENTIAL EMPHASIS DISTRICT OF THE CENTRE CITY COMMUNITY PLANNING AREA. APPLICANT: CATHOLIC CHARITIES.

MARIANNE MUNSELL presented Planning Department Report No. 91-103.

Sister MARTHA RANSON, representing Rachael's Center, spoke in support of the permit.

No one appeared in opposition.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and LA VAUT not present) to certify the Negative Declaration and approve the permit as recommended by staff.

ITEM-5 AMENDMENTS TO THE AFFORDABLE HOUSING DENSITY BONUS ORDINANCE, MUNICIPAL CODE SECTION 101.0307, AND LOCAL COASTAL PROGRAM.

MYLES POMEROY presented Planning Department Report No. 91-138.

RICHARD JUAREZ, representing the Nonprofit Housing and Community Development Federation, stated they were in support of the amendments as presented by staff.

VERNA QUINN, representing the Southeast San Diego Development Committee, spoke in opposition to the proposed amendments, stating they were inconsistent with the goals of their community plan. She stated communities that are already impacted by bonus density units should be exempt from offering a second incentive to developers. She stated encouraging density bonus incentives in transit corridors made sense provided that needed services were also located in the area.

FRANK JORDAN, representing the NAACP, spoke in support of the amendments. He stated the problem with rundown multi-family housing was one of management and enforcement, not the density bonus program.

OPAL TRUEBLOOD, representing the Torrey Pines Planning Group, stated they were opposed to the menu-type density bonus program proposed by the ordinance. She was concerned about the adequacy of public services to support the additional units beyond those projected by the zone.

LINCOLN PICKARD spoke in opposition to the proposed amendments to the density bonus program.

Public testimony was closed.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and LA VAUT not present) to continue this item to May 30, 1991, at 9:00 a.m. for the purpose of redrafting recommended changes to the ordinance. It was noted that public testimony would not be taken on May 30, 1991.

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

ITEM-6 COMPREHENSIVE LAND USE PLAN (CLUP) FOR SAN DIEGO INTERNATIONAL AIRPORT - LINDBERGH FIELD. THE DRAFT CLUP FOR SAN DIEGO INTERNATIONAL AIRPORT - LINDBERGH FIELD HAS BEEN PREPARED BY THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG), ACTING AS THE AIRPORT LAND USE COMMISSION FOR THE SAN DIEGO REGION. THE PLAN IS THE FIRST CLUP PREPARED FOR LINDBERGH FIELD AND RECOGNIZES THE UNIQUE CIRCUMSTANCES OF THE AIRPORT'S LOCATION WITHIN THE HEAVILY URBANIZED CORE OF THE CITY.

BYRON ESTES presented Planning Department Report No. 91-150.

The Commission held a discussion on the land use plan for Lindbergh Field.

RECESS, RECONVENE

The Commission recessed at 11:20 a.m. and reconvened in the 12th Floor Executive Session Conference Room at 11:30 a.m.

ITEM-7 REPORT ON PROPOSED AMENDMENT TO SIGN ORDINANCE.

BOB DIDION presented Planning Department Report No. 91-155.

The Commission and staff reviewed proposed changes to the existing sign code ordinance.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and LA VAUT not present) to set this matter for public hearing.

ADJOURNMENT

The meeting adjourned at 12 noon.