

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
AUGUST 8, 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 9:15 a.m.
The Planning Commission adjourned at 4:50 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Tom LaVaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Severo Esquivel, Deputy City Manager/Acting Planning
Director-present
Michael J. Stepner, City Architect-present
John Riess, 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
Frank Ducote, 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 HEAD.

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF JUNE 27, 1991.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by TOM LA VAUT, the Commission voted 5 to 0 (CALKINS AND ZOBELL abstaining) to approve the minutes of June 27, 1991.

ITEM-2A LINDBERGH FIELD AIRPORT APPROACH ZONE AND LOCAL COASTAL PROGRAM AMENDMENTS.

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA chaired the meeting.

JOAN HARPER presented Planning Department Report No. 91-217.

BUD McDONALD, representing the San Diego Unified Port District, stated they were supportive of staff's recommendation.

BOB GRANVILLE, representing the Airline Pilot's Association, stated they were in support of staff recommendations.

NORMAN MAGNESON, representing the Peninsula Community Planning Board, spoke in support of staff's recommendation. He said his concern was public safety and appropriate land use for the area. He stated staff recommendation should be approved without exception.

TOM FAT, representing Harborview Association, questioned the need to apply the 50-foot vertical buffer as a blanket zone as opposed to reviewing the area with more specificity. He questioned whether a compromise could achieve the goals of safety and interests of area property owners.

MARTY BOHL, representing Mid-West Television, stated they own property between 5th and 6th, Ash and Beech, which was located in the 7 to 1 transition area. He stated they too were concerned about aircraft safety but had received FAA approval for their building.

PHILLIP MILGRAM, stated his project was identified as "K" on the area map and he was opposed to the buffer being applied to his property.

REBECCA MICHAEL, representing Park West Plaza, spoke in opposition to the buffer on the property. She stated the imposition of the buffer would do substantial damage to the project. She questioned whether the use of the buffer was appropriate in this area. She felt that if it were a safety issue, cities should use the power of eminent domain.

JIM MILCH, representing RANCON, owners of property at Laurel, Kalmia, 4th and 5th Avenues, spoke in opposition to the imposition of the 50-foot vertical buffer. He explained his property could be referred to as "the hole of the donut" and many larger taller structures surrounded the site. He did ask that pipeline projects be approved.

DAVID STEINFELD explained they were developing property bounded by 5th and 6th, Juniper and Ivy Streets and were opposed to the buffer.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 5 to 1 (PESQUEIRA voting in the negative with ZOBELL abstaining) to approve staff recommendation of the imposition of the buffer area and further recommended that no Grandfather Clause be included in the buffer zone.

RECESS, RECONVENE

The Commission recessed at 10:35 a.m. and reconvened at 10:40 a.m.

KARL ZOBELL resumed chair of the meeting.

ITEM-6 V.R. DENNIS CONDITIONAL USE PERMIT NO. 82-0611. THE PROJECT PROPOSES TO AMEND AN EXISTING CONDITIONAL USE PERMIT (CUP NO. 82-0611) BASED ON THE RESULTS OF A FORMAL MEDIATION PROCESS BETWEEN THE APPLICANT THE SURROUNDING COMMUNITY PLANNING GROUPS. THE CONDITIONAL USE PERMIT ALLOWS THE OPERATION OF A NATURAL RESOURCE FACILITY OF APPROXIMATELY 250 ACRES OF LAND. LOCATION: THE NORTH SIDE OF MISSION GORGE ROAD BETWEEN OLD CLIFFS ROAD AND MARGERUM WITHIN THE NAVAJO COMMUNITY PLANNING AREA IN COUNCIL DISTRICT 7.

SHELLY KILBOURN presented Planning Department Report No. 91-261.

No one appeared in opposition of this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7 to 0 to approve the conditional use permit with the amended Condition 4 and include the memo of understanding to be implemented with the permit as recommended by staff.

ITEM-2B PLANNING DEPARTMENT DEFINITION OF COMPATIBILITY.

MIKE TUDURY presented informational Planning Department Report No. 91-230.

COMMISSION ACTION

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7 to 0 to request that if the City Council determines that a council policy or ordinance should be created for the definition of compatibility that it be referred back to the Commission for further review.

ITEM-4 AMENDMENT TO BARRIO LOGAN PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM AMENDMENT.

ELLA PARIS presented Planning Department Report No. 91-258. Referring to a resolution presented by the Project Area Committee, MS. PARIS recommended that the Planning Commission direct staff to develop appropriate language to reflect the intent of PAC's resolution but to delete Items A1, 2, 3 and 4.

MARK NELSON, representing SDG&E, stated he was initially prepared to request a continuance on the item because of staff recommendation regarding property owned by SDG&E. He stated it was now his understanding that staff would be willing to work with representatives from SDG&E to develop a mixed-use designation on the property rather than strictly residential. He noted the SDG&E property would be the only property downzoned by the plan amendment

RACHEL ORTIZ, representing the Barrio Station, spoke in opposition to the amendment. She based her concern on the density of the housing and the lack of parking requirements for the area. She stated the issue of compatibility was very important as there were many older, single-family homes in the area and she did not want to see the development of high rise structures.

STEVE ZAPOTICZNY, representing Kelco, stated they owned approximately 26 acres in Subdivision D in Barrio Logan. He requested that an exemption be made of the approximate 20 percent of property located within the plan area.

AL OLINS, stated he supported the redevelopment effort but was opposed to the increase in density to R-1000 plus an increase for low-income housing. He would ask that the property remain R1-1500. He stated that all new development should provide adequate off street parking, which he felt should be two spaces per unit. He was also against the inclusion of SRO's in the area which he felt were not compatible.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 7 to 0 to continue this item to September 5, 1991, at 9:00 a.m., for additional information. It was noted that public testimony would not be taken at this hearing.

ITEM-7 UPTOWN COURT, MID-CITY DEVELOPMENT PERMIT NO. 90-1108. A 14,000-SQUARE-FOOT PARCEL ON THE SOUTHEAST CORNER OF BLAINE AND NORMAL STREETS IN THE UPTOWN COMMUNITY PLANNING AREA DESCRIBED AS LOTS 1, 2, 3, 4, BLOCK 190 OF UNIVERSITY HEIGHTS D'HEMCOURT ADDITION. OWNER/APPLICANT: SOUTHWEST INVESTMENTS INCORPORATED. APPELLANTS: CHARLES AND DORIS KNIGHT.

JIM RODGERS presented Planning Report No. 91-244.

HELEN HILLMAN, representing the Evelyn Hillman Trust, spoke in opposition to the project. She based her opposition on the lack of parking in the area and the additional traffic generated by the project.

ROBERT WAGNER, spoke in support of the project. He felt that it would be an improvement to the neighborhood. He noted the former usage had been totally commercial.

JOE O'KEEFE, developer of the project, spoke in support of its approval.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS seconded by SCOTT BERNET, the Commission voted 4 to 1 (ZOBELL voting in the negative with CALKINS and LA VAUT not present) to deny the appeal and approve the project according to staff recommendation.

ITEMS-8 RANCHO LA CRESTA VESTING TENTATIVE MAP AND PLANNED
AND 9 RESIDENTIAL DEVELOPMENT PERMIT 88-0767. PROJECT
DESCRIPTION: 435-LOT, 162.8-ACRE VESTING SUBDIVISION
MAP, 421-DWELLING UNITS. LEGAL DESCRIPTION: SBBM, NO
EAST QTR SECTION 27, T14S, R2W. LOCATION: POWAY ROAD
BETWEEN POWAY ROAD AND POMERADO ROAD. APPLICANT:
VILLAGE AND COUNTRY PROPERTIES.

This item was removed from the agenda.

RECESS, RECONVENE

The Commission recessed at 12:45 p.m. and reconvened at 2:20 p.m.

ITEM-9A CLEAN WATER PROGRAM FACILITIES - COMMUNITY PLAN AMENDMENTS. CONSTRUCTION OF FIESTA ISLAND FACILITIES REPLACEMENT PROJECT (FIFRP), NORTHERN SLUDGE PROCESSING FACILITY (NSPF) AND NORTHERN SLUDGE DRYING FACILITY (NSDF) ON SIX POTENTIAL SITES WITHIN THE CITY OF SAN DIEGO. THREE OF THESE POTENTIAL SITES LOCATED WITHIN THE UNIVERSITY AND MIRA MESA COMMUNITY PLANNING AREAS WOULD REQUIRE COMMUNITY PLAN AMENDMENTS.

MIKE WESTLAKE presented Planning Department Report Nos. 91-233 and 91-260.

DAVE SCHLEISINGER reviewed the alternatives proposed for the Fiesta Island Replacement Project.

HARRY MATHIS, representing the University Community Planning Group, stated they were in support of staff recommendation.

TOM FARRAR, representing H. T. Fenton Material Company, stated they were in support of staff recommendation.

TERRY DIMATTIO, representing the National Park Service, spoke in opposition to the drying beds being located at the Point Loma facility. He felt locating the sludge next to the Cabrillo National Monument was not appropriate. He stated that the proposed facility would impact the view as it would be impossible to screen from the State Park. He stated it would increase vehicular traffic through the Park which would also be a significant intrusion. He stated that the City of San Diego has an easement through park service land to gain access to the Point Loma Treatment Plant which could be revoked by the National Park Service if the conditions of the easement are violated.

JACK SHAW spoke in opposition to the facility being located at Point Loma. He stated this was near the National Cemetery and would be a disruption to those visiting or having services at the cemetery.

NORMAN MAGNESON, representing the Peninsula Community Planning Board, spoke in opposition to the sludge processing facility being located at Point Loma. He noted there was a project alternative E2, which would locate the sludge at Eastgate Technology which was the environmentally preferred site. He questioned why the alternative was not further explored which was contrary

to CEQA requirements. He stated in conclusion, he felt the environmental impact report was vitally flawed because it did not look at a viable alternative.

GENE SANTOS, representing the Cabrillo Club, spoke in opposition to the sludge processing plant at Point Loma.

ALBERT KEEN, representing C-3, stated they were in support of the Park representation and they were against the facility being placed near a National Monument.

BARBARA BAMBERGER, representing the Sierra Club, stated they were opposed to Alternative C, as well as the Carroll Canyon site.

DOUGLAS LEMAIRE, representing the Commander at the Naval Base, San Diego, stated they were supportive of the project but they would be opposed to any interference with their operation at the Engineering Command.

LARRY BAUMANN, representing Point Loma Association, spoke in opposition to the sludge processing facility being located in Point Loma. He cited as reasons, the additional traffic that would be generated during construction of the facility as well as the views being impacted from the Cabrillo National Monument.

Public testimony was closed on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 7 to 0 to not certify the environmental document and ask that there be further review of other alternatives.

On motion of LYNN BENN, seconded by TOM LA VAUT, the Commission voted 7 to 0 to recommend that the expansion of Point Loma treatment plant for sludge drying being deleted as an alternative. It was further requested that the Point Loma facility be cleaned up as it relates to views from Cabrillo National Monument.

RECESS, RECONVENE

The Commission recessed at 4:10 p.m. and reconvened in the Mayor's Executive Conference Room at 4:25 p.m.

ITEM-10 PLANNING DEPARTMENT SPECIAL PROJECTS AND REFERRALS WORK PROGRAM. THE ZONING CODE UPDATE PROJECT IS A COMPREHENSIVE REWRITE OF THE CITY'S DEVELOPMENT PROCESSES AND REGULATIONS. THE GOAL OF THE PROJECT IS TO SIMPLIFY AND STREAMLINE THE PORTIONS OF THE MUNICIPAL CODE DEALING WITH LAND USES SO THAT IT IS USER FRIENDLY AND UNDERSTANDABLE; TO CREATE MORE PREDICTABLE TIMELINES FOR PROJECT PROCESSING; AND TO ELIMINATE THE REDUNDANCIES AND CONTRADICTIONS IN THE EXISTING CODE SO THE CORRECT LAND USE DECISION CAN BE MADE BASED ON THE MERITS OF A PROJECT.

KARL ZOBELL, Chair of the Citizen's Advisory Committee for the Zoning Code Update Project, presented Planning Department Report No. 91-264.

The Commission held a discussion on the project as well as the Planning Department's current work program.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 6 to 0 (LA VAUT not present) to direct the Chair of the Planning Commission to send a communication to the City Council recommending that certain projects be held in abeyance until the completion of the Zoning Code Update program.

ADJOURNMENT

The Commission adjourned at 4:50 p.m.