

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
APRIL 6, 1995
AT 9:00 A.M.
IN COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:08 a.m. The meeting was recessed at 11:16 a.m. and reconvened at 1:32 p.m. Chairperson Bernet adjourned the meeting at 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
Hal Valderhaug, Chief Deputy City Attorney-present
Tina Christiansen, Department Director-not present
Ed Oliva, Assistant Director, Development Services
Department-present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-not present
Mohammad Sammak, Development Coordinator, Engineering and
Development-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

No one present to speak.

ITEM-1A: In the matter of draft language for action taken on the Waxie Business Park Project, hearing of March 30, 1995, PID/RPO 94-0520.

COMMISSION ACTION:

Condition 54, second sentence shall be revised to read "...major freeways..." to replace the word "roadways". Also in this condition, the first sentence should be revised to include the words "construction of improvements pursuant to building permits" instead of the word "development"; in the very last sentence of the second paragraph after the words "portion of the site", add the words , "and construction commenced within two years from the date of the grading permit issuance; a sentence should also be added to say that the bond shall be in a form and drawn on a financial institution approved by the Development Services Department.

ITEM-2: APPROVAL OF THE MINUTES OF MARCH 23, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE. Second by McElliott. Passed by a 5-0 vote with Commissioners Neils and White not present for this vote.

ITEM-2A: DIRECTOR'S REPORT - none.

ITEM-3: VENCOR HOSPITAL CONDITIONAL USE PERMIT NO. 94-0392, AMENDMENT TO CONDITIONAL USE PERMIT NO. 150-PC.

Gloria Pierson presented Report to the Planning Commission No. P-95-032.

Testimony in favor by:

Matt Peterson, representing Vencor Hospital. Gave history of plans to demolish and reconfigure and remodel this building, along with a briefing of the historic survey. Explained that staff directed Vencor to go through the Conditional Use process for this amendment. Vencor never wanted to give up their entitlement or have additional limits and an expiration date. Mr. Peterson presented language which provides flexibility in the conditions, with no expiration date.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY NEGATIVE DECLARATION NO. 94-0392 AND APPROVE THE CUP AMENDMENT WITH THE FOLLOWING MODIFICATIONS AS PRESENTED BY MATT PETERSON IN HIS LETTER DATED APRIL 5, 1995:

1. CONDITION NO. 2B WILL BE REVISED TO READ, "THIS CUP IS FOR THE OPERATION OF A NOT MORE THAN 133 BED HOSPITAL. THE CURRENT APPROVED FACILITY IS CONFIGURED FOR THE OPERATION OF A 99 BED HOSPITAL. ANY CHANGE IN THE CONFIGURATION WHICH INCREASES THE NUMBER OF PATIENT BEDS UP TO THE ORIGINALLY APPROVED 133 BEDS WILL REQUIRE A REVISED PARKING AND LANDSCAPE PLAN IN ACCORDANCE WITH PARAGRAPH 3 WITH THE ADDITIONAL CONDITION THAT THE PLANS WILL COME BACK BEFORE THE PLANNING COMMISSION.
2. CONDITION 2E, AS SUBMITTED BY MR. PETERSON TO READ, "ANY INCREASE IN THE HOSPITAL BED COUNT ABOVE THAT AS INDICATED IN EXHIBIT A DATED APRIL 6, 1995, SHALL REQUIRE A SITE PLAN REVIEW TO ASSURE ADEQUATE OFF-STREET PARKING. THE PROJECT MAY NOT EXCEED 133 BEDS WITHOUT AN AMENDMENT TO THIS PERMIT.
3. CONDITION 3, AS SUBMITTED BY DEVELOPMENT SERVICES DEPARTMENT WITH AN ADDED REFERENCE "THAT ANY ADDITIONAL PARKING AND LANDSCAPING WHICH RESULTS FROM THE APPLICATION OF PARAGRAPHS 2B AND 2E WILL BE AS SET FORTH IN THE SITE PLAN THAT IS APPROVED AT THE TIME".

4. RETAIN CONDITION 20, AS SUBMITTED BY DEVELOPMENT SERVICES DEPARTMENT WHICH REFERS TO THE EXPIRATION DATE OF 50 YEARS.

Second by Bernet. Passed by a 4-3 vote with Commissioners Quinn, Skorepa and Anderson voting nay.

ITEM-4: WORKSHOP - GENERAL PLAN AMENDMENT TO PHASE SHIFT THE NAVAL TRAINING CENTER FROM THE FUTURE URBANIZING AREA DESIGNATION TO THE URBANIZED AREA DESIGNATION.

Workshop held.

The Planning Commission recessed at 11:16 a.m. and reconvened at 1:32 p.m.

ITEM-5: CONTINUED FROM MARCH 9, 1995. MIRAMAR RANCH NORTH COMMUNITY PLAN AMENDMENT AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN; SCRIPPS RANCH NORTH UNIT 1-A PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE MAP REZONE, AND THE STREET VACATION OF A PORTION OF WEXFORD STREET; PLANNED COMMERCIAL DEVELOPMENTS AND REZONES.

Ron Buckley and Rachel Hurst presented Report to the Planning Commission P-95-029, and a review of concerns expressed by the Commission during the March 9, 1995 hearing, as detailed in their memo dated March 31, 1995.

Testimony in favor by:

Jim Dawe, representing Miramar Ranch North Partnership. Mr. Dawe distributed and spoke to a revised chart illustrating concerns of the Commission, MRN Group, City Staff and the Planning Committee. He complimented staff in defining revisions, except with respect to the pedestrian bridge. All other modifications have been agreed to. Reviewed all issues on the Community Plan amendment where the MRN partnership disagrees with staff and the rationale for same.

Wes Danskin, representing MRN Planning Committee.

Expressed his opinion that the community feels this is an important project and should go forward to the City Council. Mr. Danskin distributed a letter with the MRN Planning Committee's position on proposed changes to the McMillin property.

Tom Calhoun, representing the San Diego Unified School District. Explained that it was the District's position that the joint use fields be provided for the students at the SDUSD. This is not an accelerated project; the District has been working on this schedule to open this school for the past four years, since Prop O was passed. The elementary school was to open in April, 1998; the community came to them with a proposal to bring forward a change to a middle school concept because this would be the only middle school east of I-15.

Bob Dingeman, representing Scripps Ranch Citizens. Mr. Dingeman expressed that he supports and endorses the positions taken by Mr. Danskin and recommends approval of this project with the conditions as stated. The project is an innovative project, small private streets, small lots, all of this while trying to attain single family atmosphere. Needs an area for children to play and this makes it possible. Pedestrian bridge is not necessary due to the different life-styles in California.

Claudia Unhold, representing herself. Spoke as a parent and spoke to the issue of the pedestrian bridge. Pedestrian bridge will not be used enough to justify the cost. This development is likely to have a number of two parent working families and that points out that the bridge will be used even less because the elementary schools start at 9:00 a.m. and most parents have to be dropped off before that time.

Testimony in opposition by:

Sam Safino, representing the Curry Trust. Doesn't believe the staff adequately addressed his concerns. Distributed a letter and spoke to the issues in his letter, particularly those not addressed.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE STAFF'S RECOMMENDATION AS INDICATED IN THEIR MEMO DATED MARCH 31, 1995, AND RECOMMEND CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE MIRAMAR RANCH NORTH COMMUNITY PLAN AND ASSOCIATED AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN, AS WELL AS PROJECT SPECIFIC REZONES, TM, PLANNED RESIDENTIAL DEVELOPMENT PERMIT WITH AN ASSOCIATED STREET VACATION AND PLANNED COMMERCIAL DEVELOPMENT PERMITS; REZONES REQUIRING THE STREET IMPROVEMENT ON THE NORTH SIDE; DEFER THE OBLIGATION TO CONSTRUCT THE PEDESTRIAN BRIDGE FOR FIVE YEARS, AT WHICH TIME THERE WOULD BE AN ASSESSMENT OF WHETHER THAT BRIDGE IS ACTUALLY NEEDED OR NOT, DETERMINATION TO BE MADE BY THE CITY ENGINEER. Second by Anderson. Passed by a 6-1 vote with Vice-Chairperson McElliott voting nay.

ADJOURNMENT:

The Planning Commission was adjourned at 4:00 p.m. by Chairperson Bernet.