

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 2, 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 9:13 a.m. The meeting was recessed at 12:15 p.m. and reconvened at 1:48 p.m. Chairperson Bernet adjourned the meeting at 3:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not 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
Ed Oliva, Assistant Director, Development Services
Department-not present
Jeff Washington, Deputy Director, Long Range and Facilities
Planning-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.

Chairperson Bernet requested that a letter be written from the Commission supporting the San Diego Unified Port District for its use to get review of the legislation in Washington, D.C. to help the cruise ship industry in San Diego.

Chairperson Bernet requested the Planning Department and the City Attorney to provide information to the Commission on the City Charter reference to the responsibilities and roles of the Planning Commission, any relevant information in the Zoning Code and an outline on State direction on same. This language to be provided before the Planning Commission meeting scheduled for February 16, 1995.

ITEM-2: APPROVAL OF THE MINUTES OF JANUARY 19, 1995.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF JANUARY 19, 1995. Second by White. Passed by a 5-0 vote with Chairperson Bernet abstaining as he was not in attendance for that meeting, and Commissioner Neils not present.

ITEM-2A: DIRECTOR'S REPORT.

Ed Oliva reported that a workshop on Conditional Use Permits relative to time limits and other issues that have come before the Commission is being proposed for sometime during April and May.

Ernie Freeman, Director advised that reference material requested by the Commission will be purchased and will be available as soon as possible.

Mr. Freeman confirmed that Pat Hightman and her staff are prepared to meet with the Commissioners on February 9, 1995 for a Redevelopment workshop.

Housing and Land Use Committee recently heard the Sphere of Influence submitted by Chula Vista. Staff to come back to brief the Commission on management decisions on border land use issues.

Mr. Freeman advised that the City Council deferred action on Carmel Valley 8A Plan. In an attempt to structure a compromise this item was continued to February 14, 1995.

The departmental brochure was distributed for the Commission's comments. This brochure is meant to advise the public on the department's role. The Commission to advise Mr. Freeman.

ITEM-2B: REQUESTS FOR CONTINUANCE. None.

ITEM-3: Rizzo Residence - removed from this docket and rescheduled to March 9, 1995.

ITEM-4: PROPOSED CONDITIONAL USE PERMIT NO. 94-0627 (94-805 AIRTOUCH CELLULAR) TO ALLOW FOR THE INSTALLATION OF A 2,200 SQUARE FOOT CELLULAR COMMUNICATIONS FACILITY ON A PORTION OF AN EXISTING INDUSTRIAL LOT LOCATED AT 4580 FEDERAL BOULEVARD, WEST OF 47TH STREET WITHIN THE MID-CITY PLANNED DISTRICT.

Kevin Sullivan presented Report to the Planning Commission No. P-94-001.

Testimony in favor by:

Susan Lay, representing Airtouch Cellular. Discussed the co-location questions raised by the Planning Commission and the problems cellular companies have with co-location as technical interference. Suggested a workshop on co-location conditions and will work with staff on that kind of language.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY McELLIOTT TO CERTIFY THE NEGATIVE DECLARATION NO. 94-0627 AND APPROVE CONDITIONAL USE PERMIT SUBJECT TO CONDITIONS OF APPROVAL IN ATTACHMENT 4 WITH THE REVISION TO CONDITION NO. 1D TO INCREASE LANDSCAPING AROUND THE CHAIN LINK FENCE, OR TO UPGRADE THE FENCE AND TO CLARIFY CONDITION NO. 11 TO CLEARLY STATE THE EXTENSION OF TIME ISSUE. STAFF WAS DIRECTED TO SCHEDULE A WORKSHOP FOR CLARIFICATION OF THE CO-LOCATION ISSUE WITH CELLULAR/COMMUNICATION FACILITIES, AND SHOULD THE WORKSHOP NOT BE HELD PRIOR TO ANOTHER PROJECT COMING BEFORE THE COMMISSION THEN STAFF WAS ALSO DIRECTED TO MAKE THIS ISSUE PART OF THEIR DISCUSSION WITH APPLICANTS FOR FUTURE FACILITIES AND INCLUDE THIS INFORMATION IN THE STAFF REPORT. Second by White. Passed by a 5-0 vote with Commissioner Quinn abstaining and Commissioner Neils not present.

ITEM-4: PROPOSED AMENDMENT TO THE FRAMEWORK PLAN FOR THE NORTH CITY FUTURE URBANIZING AREA.

Ernie Freeman gave a brief status and explanation of the project to date since being heard on December 8, 1994. Anna McPherson and Tom Story presented Report to the Planning Commission No. P-95-019.

Testimony in favor by:

Mike McDade representing Schlacter Property. Expressed his opinion that he and his client are in support of the proposal; this plan amendment will be of significant value to the City and the Federal Government, but limited value to the property owners. With this proposed phase shift amendment, at least some minimal right of development will be preserved at this time, and is extremely appropriate in view of the open space that is being given to the City.

Dave Nielsen, representing property owners in Subarea V. The owners feel that with the proposed MSCP preserve system in Subarea V, there is a need for comprehensive planning. This proposed amendment will accomplish that in the manner consistent with Prop A and they support the Planning Director's recommendations and urge the Planning Commission to recommend approval to the Council.

Kathy Tanner, Del Mar Union School District. Met with representatives of land owners in Subarea V to develop an acceptable language to be included in the amendment to the framework plan for the NCFUA; this language is different from the language in the Planning Department package. Ms. Tanner read the new language into the record and submitted same to staff.

Randi Coopersmith, representing several property owners in Subarea V. Questioned staff if they were recommending that the option of a PRD be eliminated from City Ordinance. Reminded the Commissioners that the PRD ordinance and Council Policy 630 explained the benefits of the PRD ordinance; it's been used very effectively as one of the basic tools of planning elements.

Tom DeBenedetto, representing the Bougainvillea property. Explained his plans for a golf resort and residential component. They own 350 acres in the FUA and the single largest land owner. They are currently in negotiations with the Fish & Wildlife Service and California Fish & Game to ensure that the environmental connections are met.

Mike Kelly, representing Friends of Los Penasquitos Preserve. Speaking in favor to send a message of support to comprehensive planning in Subarea V.

Ruth Merrill, representing herself. Expressed that she is in support of this to keep the planning effort going. Expressed her concerns: how can we be assured MSCP land will be preserved; are transfer density rights between two property owners legal; requested that the Commission put off amendment to the framework plan until we have a specific plan.

Remington Jackson, representing himself. Would rather that this property be developed locally than by people out of state. Therefore he urged that the Commission either vote yes or no on this project today so things can start to happen.

Testimony in opposition by:

David Kreitzer, representing himself. Last June the voters rejected Prop C in good measure because Subarea plans were not presented to them. The people wanted to know what kind, and what level of development they could expect in the FUA. Now with the possible use of the specific plan they will not have any voice in this proposed development in this Subarea.

Tom Steinke, representing Pardee Construction Company. Spoke to two issues: 1) there may be circumstances where densities attribute to certain parcels of real property within one subarea are more appropriately suited to be sited on parcels on an adjacent subarea; 2) issue of limiting use of the specific plan to subarea 5. Questioned whether the specific plan could be utilized in subareas other than Subarea V, based upon the language that's before the Commission today.

Craig Adams, Sierra Club. Feels this is a very important issue with a lot of factors. The Planning Commission should offer its best advise to the Council. They consider that the proposal has a fatal flaw, and they oppose that action. They question whether that is a necessary action to move things ahead, but they are in clear opposition to it. The policy that has been so clear since 1981 which is that if you allow for this density bonus it is to be an exchange for protection, and that is not occurring at this time.

Norma Sullivan, San Diego Audubon Society. The Board has not analyzed this subject thoroughly so therefore they cannot support it. Her recommendation to the Board will be to oppose the specific plan. This will only create more traffic and pollution - stop the sprawl.

Jay Powell, representing himself. Feels the issue before the Commission is what was the intent of Prop A to uphold the General Plan - now moving into dangerous territory. I don't think you want to give a positive recommendation and bring this issue to the City Council the way it is now - and that's what you're being asked to do. Questions and comments raised by Commissioner Benn are pertinent and have not been answered.

Public testimony was closed.

COMMITTEE ACTION:

MOTION BY McELLIOTT TO RECOMMEND TO THE CITY COUNCIL THAT THE FRAMEWORK PLAN NOT BE AMENDED UNTIL THE SPECIFIC PLAN IS READY SO BOTH CAN BE CONSIDERED CONCURRENTLY. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-6: PROPOSED BROOKVIEW SQUARE VESTING TENTATIVE MAP FOR THE RESUBDIVISION OF FOUR LOTS INTO EIGHT ON A 7.7 ACRE SITE LOCATED SOUTH OF EVENING CREEK DRIVE; NORTH OF SABRE HILL DRIVE WITHIN THE R-1500 ZONE AND SABRE SPRINGS COMMUNITY PLAN AREA.

Bill Tripp presented Report to the Planning Commission No. P-95-016.

No one present to speak.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE THE VESTING TENTATIVE MAP WITH THE RECOMMENDATION BY STAFF TO DELETE CONDITION 16E. Second by White. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-7: NTC CHARETTE ALTERNATIVES AND NAVY HOUSING.

Discussion held.

ADJOURNMENT:

The Planning Commission was adjourned at 3:15 p.m. by Chairperson Bernet.