

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 19, 1995
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 8:37 a.m. Chairperson Bernet adjourned the meeting at 12:09 p.m. to Linda Vista for a field trip.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner William Anderson-not present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-not present
Mike Stepner, Urban Design Coordinator-not present
Rik Duvernay, 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-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: GTE MOBILENET BRIAN SULLIVAN CONDITIONAL USE PERMIT NO. 95-0317; TO ALLOW FOR THE CONSTRUCTION OF FACADE MOUNTED CELLULAR PANEL ANTENNAS AND A UTILITY BOX.

Terri Bumgardner presented Report to the Planning Commission No. P-95-141.

Testimony in favor by:

Debbie Collins, representing GTE Mobilenet. Thanked the Commission for coming in early to hear this project and thanked staff as well. GTE is putting in a lot of these facilities throughout the City and they appreciate the attention they have received.

COMMISSION ACTION:

MOTION BY NEILS TO CERTIFY THE NEGATIVE DECLARATION NO. 95-0317 AND APPROVE CONDITIONAL USE PERMIT NO. 95-0317. Second by Skorepa. Passed by a 4-0 vote with Commissioner Quinn abstaining and Commissioners White and Anderson not present.

ITEM-2: APPROVAL OF THE MINUTES OF OCTOBER 5, 1995.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE MINUTES OF OCTOBER 5, 1995 WITH A REVISION TO ITEM NO. 7 REGARDING STREET VACATIONS TO INCLUDE THE REQUIREMENTS FOR THE TRAFFIC STUDY TO COVER THE CHAVEZ SITE AS WELL. Second by Quinn. Passed by a 5-0 vote with Commissioner Anderson not present and Commissioner Neils abstaining as he was not present during that meeting.

ITEM-2A: REQUESTS FOR CONTINUANCE.

None.

ITEM-2A: DIRECTOR'S REPORT.

Ed Oliva advised that at request of Ernie Freeman, Director, Planning Department and Tina Christiansen, Director, Development Services Department, that the workshop requested relative to "big box" development along freeways, has been scheduled for February, 1996.

ITEM-3: STONECREST SPECIFIC PLAN AMENDMENT AND ASSOCIATED AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, KEARNY MESA COMMUNITY PLAN AND PUBLIC FACILITIES FINANCING PLAN; A TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE PERMIT, REZONE, AND CANCELLATION OF THE EXISTING STONECREST DEVELOPMENT AGREEMENT.

Nick Osler presented Report to the Planning Commission No. P-95-147. Staff report also given by Mike Westlake and Charlene Gabriel.

Testimony in favor by:

Jim Omsberg, Director of Development, California Pacific Homes. Thanked the Planning Commission for spending so much time with them on this project; also thanked staff. Discussed the report distributed discussing salient parts of the project. Talked about the new master recreation center recently worked on for this project. Also discussed three conditions they are in disagreement with staff on, those being No. 25 of the TM, requesting three year bonding requirements, timing of improvements by CalTrans No. 29, and No. 35 requesting owners to waive the right to oppose any assessment agreement for the LRT. Requested this condition be removed.

Matt Anderson, Chairman, Kearny Mesa Planning Group. When this project was last heard before their Planning Group the vote was seven to two to recommend approval of the Specific Plan. Some members feel that the park and recreation fees should be shared by Stonecrest and Serra Mesa.

Mike Smiley, Vice-Chair Tierrasanta Community Planning Committee. This committee voted eight to five in favor of this project; however, they feel that it will definitely have an impact on Tierrasanta's park facilities.

Kathleen Phillips, Principal, Cubberley Elementary School. Advised that her school is a very small school in Serra Mesa and explained the statistics of children in attendance at the school. In order to keep her school open, there must be more children in the community. California Pacific Homes has made substantial improvements at her school, and provided a Child Care facility as well. Please approve the project so her school can be kept open.

Clark Rasmussen, Canyon Rim Resident. Explained that he was involved with this area since 1979. Gave the history of the entire area and the changes that have taken place since the early 1970's. Distributed aerial photos of the Incredible Universe store along I-15.

Testimony in opposition by:

Cindy Moore, resident, representing herself. Spoke to issues formerly approved by the City Council in 1989, for example the plan read that "upon City's issuance of the first building permit in Phase 5, owner shall pay to the City the sum of \$1,134,000. Other issues involved the situation of the Daley Corporation financially; the impacts on their library and parks; the supermarket which Serra Mesa lost at the Mission Village Shopping Center; blinding lights shining in the yards on the rim residences from Incredible Universe; congestion along Aero Drive. Requested the Commission ensure that the developers thoroughly mitigate the impacts on Serra Mesa.

Jacquelin Ander, Serra Mesa Planning Group, serves on the Mayor's Advisory Group for Seniors. Even though the character of the development will change, the need for the library and public recreation facilities has not. It will be even greater. The amount of money in the previous agreement should be honored regardless of any other changes made today.

Kathy Elliott, Serra Mesa Planning Group. Although the Planning Group approves of this project, the problem is that the City of San Diego keeps having to learn these lessons. The developers are allowed to put their most expensive items at the end of their projects. By allowing this to happen they can change their agreements at any point in time which impacts the community.

Bruce McLachlan, Serra Mesa Community Council. Spoke to a letter signed by the President of the SMCC. As a condition of the 1988 Development Agreement between the City and Daley Corp, Serra/Kearny Mesa was to receive \$1,134,000 for parks and libraries before permits could be pulled for Phase V of the Stonecrest project. This original agreement should be honored.

Pat Brault, representing herself. She takes part in the Serra Mesa Park and Recreation department every day. Serra Mesa park and recreation department has been in her life for many years. Children do not have to be good to join sports, they play because they want to - no fee is asked. She feels it's terrible for a big developer to not want to contribute for the children's education or play activities.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF STAFF'S RECOMMENDATION WITH THE FOLLOWING MODIFICATIONS: ADD THE "WHEREAS" LANGUAGE SUGGESTED BY THE CITY ATTORNEY REGARDING THE DISCUSSION OF THE WAIVER; INCLUDE A CONDITION IN THE PRD REQUIRING DISCLOSURE STATEMENTS REGARDING THE CHAIN OF TITLE FOR ANTICIPATED AIRCRAFT NOISE FROM MONTGOMERY FIELD, MIRAMAR AND ANY FUTURE AIRPORTS IN THE AREA; NOT MAKE ANY CHANGES TO THE WAIVER OF THE LRT, NOR MAKE A CHANGE TO CONDITION NO. 25 OF THE TM AS REQUESTED BY THE APPLICANT; THE APPLICANT HAS AGREED TO PAY HIS FAIR SHARE FOR THE LIBRARY AND PARK FEES WHICH ARE APPROXIMATELY 1.1 MILLION DOLLARS; ADDITION OF THE REFERENCE TO INTERSTATE 15 IN CONNECTION WITH CONDITIONS 28 AND 29; DELETE THE REFERENCE TO THE CHANGING OF THE GOLF DRIVING RANGE TO A CA ZONE IN THE SPECIFIC PLAN. Second by Quinn. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-4: MIRA MESA COMMUNITY PLAN AMENDMENT AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN FOR THE GOLD COAST MULTI-FAMILY CLUSTER DEVELOPMENT; AND ASSOCIATED REZONING, PLANNED RESIDENTIAL DEVELOPMENT AND VESTING TENTATIVE MAP NO. 95-0373.

Bernie Turgeon and Tracy Elliott-Yawn presented Report to the Planning Commission No. P-95-148.

Testimony in favor by:

David Poole, representing Pardee Construction Company. As there was no opposition to this plan amendment Mr. Poole just agreed to answer questions, and mentioned that this is the first redevelopment project in Mira Mesa.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS TO THE CITY COUNCIL TO AMEND THE MIRA MESA COMMUNITY PLAN AMENDMENT AND AMENDMENT TO THE PROGRESS GUIDE AND GENERAL PLAN; RECOMMEND CERTIFICATION OF NEGATIVE DECLARATION NO. 95-0373, AND DIRECTED STAFF TO INCLUDE A CLARIFICATION TO CONDITION NO. 21. Second by White. Passed by a 6-0 vote with Commissioner Anderson not present.

ITEM-5: AMENDMENT TO THE SABRE SPRINGS COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN.

Bernie Turgeon presented Report to the Planning Commission No. P-95-149.

Testimony in favor by:

David Poole, representing Pardee Construction Company. Spoke to the issues of the mobile home park and housing affordability, town center CA zoning, and institutional residential swap at the town center and the rationale for same.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATIONS TO THE CITY COUNCIL TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 350373 AND AMEND THE SABRE SPRINGS COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO INCLUDE ADDED LANGUAGE REGARDING THE INTEGRATED COMMERCIAL APPROACH - PROPOSED LANGUAGE UNDER SPECIAL DESIGN CONCERNS SHOULD READ "...DEVELOP EITHER ENTIRELY IN COMMERCIAL USES OR AS A INTEGRATED (WORD ADDED) MIX OF RESIDENTIAL AND COMMERCIAL USES. ANY MIXED USE DEVELOPMENT SHOULD EMPHASIZE COMMUNITY-SERVING COMMERCIAL, WITH A PEDESTRIAN CONNECTION PROVIDED BETWEEN THE RESIDENTIAL AND COMMERCIAL DEVELOPMENT, WITH ADDED LANGUAGE AS FOLLOWS: "THE RESIDENTIAL COMPONENT SHALL NOT EXCEED APPROXIMATELY 50% OF THE GROSS SQUARE FOOTAGE OF THIS SITE." Second by White. Passed by a 6-0 vote with Commissioner Anderson not present.

The Planning Commission was adjourned at 12:09 p.m. by Chairperson Bernet to adjourn to Linda Vista for a field trip of the community.