

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 14, 1993
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 11:20 a.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-not present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-present
John Riess, Chief Deputy City Attorney-present
Mike Stang, Principal Planner, Community Planning-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Strohming, Engineering and Development-present
Jeannette Santos, Recorder-present

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 APPROVAL OF MINUTES OF OCTOBER 1, 1992.
APPROVAL OF MINUTES OF OCTOBER 8, 1992.
APPROVAL OF MINUTES OF OCTOBER 15, 1992.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **EDWARD REYNOLDS**, the Commission voted 4-0 (**BERNET** and **WHITE** abstaining with **PESQUEIRA** not present) to approve the minutes of October 1, 1992.

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 4-0 (**REYNOLDS** and **WHITE** abstaining with **PESQUEIRA** not present) to approve the minutes of October 8, 1992.

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 6-0 (**WHITE** abstaining with **PESQUEIRA** not present) to approve the minutes of October 15, 1992.

ITEM-3 THIS ITEM REMOVED FROM AGENDA.

ITEM-4 THIS ITEM REMOVED FROM AGENDA.

ITEM-5 THIS ITEM REMOVED FROM AGENDA.

ITEM-6 THIS ITEM REMOVED FROM AGENDA.

ITEM-7 THIS ITEM REMOVED FROM AGENDA.

ITEM-2A GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT,
2B, 2C ANNEXATION TO THE OTAY MESA DEVELOPMENT DISTRICT,
& 2D REZONE, VESTING TENTATIVE MAP AND, RESOURCE PROTECTION PERMIT NO. 88-1188. ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING PROGRAM NO. 92-0477. OTAY CORPORATE CENTER NORTH. APPLICANT: OTAY CORPORATE CENTER.

This item continued from January 7, 1993, for the Planning Commissioners to review the Otay Corporate Center, Industrial Park, Design Guidelines.

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COLEEN FROST presented Planning Department Report No. P-93-005, and memo dated January 7, 1993 from Ernest Freeman, Planning Director.

DAVID POOLE, representing Pardee Construction Company, stated in favor to the project, and agreed to staff recommendations.

GORDON HOWARD, representing the City of Chula Vista, he spoke in opposition, and presented a letter from Robert A. Leiter, Director of Planning, dated January 6, 1993.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **FRISCO WHITE**, the Commission voted 6-0 (**PESQUEIRA** not present) to approve and recommend to City Council, staff recommendation, reviewed and considered Environmental Impact Report No. 88-1144, as amended: memo dated January 7, 1993, Condition 24j corrected to 25j. Otay Corporate Center Design Guidelines: Page 34, as modified under General: last paragraph, Following private architectural review committee, the applicant shall apply for an OMDD permit. The OMDD permit application shall be submitted to and maybe approved by the Planning Director, if the submitted plan is determined to be consistent with the Vesting Tentative Map, and with these design guidelines. Page 30, as modified under Colors: add beige, tan tones or beige colors. Page 26, as modified under Street Side Elevation: change language, that its not every 100 feet, but every segment up to including 100 feet. Setbacks for these buildings, not to be lined up all exactly the same setback. Lots will have varying setbacks. Page 29, as modified Roof Variations: Roof impracticability will have sloping roofs, or roof impracticability for flat roofs will not be used on the lots fronting Otay Mesa and to the entrances to the Business Park. Articulation of Roof Lines.

RECESS, RECONVENE

The Planing Commission recessed at 10:05 and reconvened at 10:10 a.m.

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ITEM-8 LA JOLLA VILLAGE SQUARE. AMENDMENT TO THE PLANNED
8A&8B COMMERCIAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND
 COMPREHENSIVE SIGN PLAN NO. 92-0477. ENVIRONMENTAL
 IMPACT REPORT AND MITIGATION MONITORING PROGRAM NO. 92-
 0477. APPLICANT: LA JOLLA VILLAGE SQUARE VENTURE
 PARTNERS.

SHELLY KILBOURN presented Planning Department Report No. P-93-014.

JAMES PORTER, architect for the project. He gave a brief background to the proposed development and redevelopment of the project.

MIKE MURPHY spoke in favor to the redevelopment of this project. This project will be an asset to the community.

MATT PETERSON, representing Gordon/Beck Ventures, owners. He discussed the letter, dated January 13, 1993 from Peterson and Price, distributed to the Planning Commission.

HARRY MATHIS, representing University Community Planning Group. He distributed and discussed the following actions taken by the Community Group, dated January 13, 1993. Mr. Mathis stated the University Community Planning Groups supports the overall project, with the concerns to Items 2, 7 and ADT standards.

CRAIG KILLMAN, representing himself, said he supports Mr. Peterson and Murphy comments to the quality of the developers and proposed project. This project will enhance the City of San Diego, and the community.

ANDY FROEDEMBERG, representing Cinema Society of San Diego, and the Visual Arts Foundation. He spoke in support of the movie theater.

DALE DECHAROON, resident in the area, and representing the La Jolla Village Community Association. He presented a petition of 440 signatures, from residents in the area; and concerns to traffic circulation, signage, paved sidewalk on the north side of Via Mallorca, noise, and parking.

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BEVERLY MUIR, representing herself and residents of the Apartments of the Square. She addressed the issue on design elements, floor and site plans in the EIR, not clear about the Handicapped Access; the site plan for the lower level indicated two restrooms, not clear if public or private. The health and safety to the residents in the apartment complex.

Public testimony was closed.

COMMISSION ACTION

On motion of **SCOTT BERNET**, seconded by **VERNA QUINN**, the Commission voted 4-2 (**BENN** and **ZOBELL** voting in the negative with **PESQUEIRA** not present) to approve staff recommendation subject to the conditions of the University Community Planning Group memorandum of January 13, 1993, without regard to the ADT issue; and, if based upon quarterly parking studies, parking is inadequate, the condition would expressly require that additional spaces be provided by restriping, or reduction of usable square footage.

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 6-0 (**PESQUEIRA** not present) to recommend to City Council since the Centre is within the range that requires 51 trips (ADT), that they use this figure for this project.

Ernest Freeman, Planning Director, stated there will be a reception for **Chairman, Karl ZoBell** after today's meeting, in the Mayor Closed Session Room. He presented a plaque to Mr. ZoBell for his leadership, committment, and Chairman of the Planning Commission for 5 1/2 years. Mr. Freeman, and Planning Commissioners **Benn**, **Bernet**, **Reynolds**, **Quinn**, and **White** expressed their thanks and best wishes to Mr. ZoBell.

ADJOURNMENT

The Commission adjourned at 11:20 a.m., and will reconvene on Thursday, January 28, 1993.