

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 13, 1994
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 9:23 a.m. The meeting was recessed at 12:11 p.m. and reconvened at 1:40 p.m. The meeting was adjourned at 5:11 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner Lynn Benn-not 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
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-not present
Robert Negrete, 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.

Commissioner Quinn advised the Commission of the item on the City Council docket of October 10, 1994 regarding the transfer of funds from the San Dieguito River Park Center to cover the cost for protecting the Sikes Adobe. Chairperson Bernet requested staff to send a note of thanks to the appropriate parties instrumental in implementing this project.

ITEM-2A: DIRECTOR'S REPORT -

Ernie Freeman apprised the Commission on their recent request regarding the clarification of roles and responsibilities. Also discussed was docket management internally and their accuracy; and a procedure for implementing the Planning Commission Report to the City Council when necessary.

ITEM-2: APPROVAL OF THE MINUTES OF SEPTEMBER 29, 1994.

COMMISSION ACTION:

TRAILED TO OCTOBER 20, 1994 DUE TO A LACK OF A QUORUM FOR THAT PARTICULAR MEETING.

ITEM-3: CARMEL MOUNTAIN ROAD - COASTAL DEVELOPMENT AND SENSITIVE COASTAL RESOURCE PERMIT CASE NO. 94-0272.

Opal Trueblood requested a continuance on this item as she claimed that this project is not in the Torrey Pines Community Plan, and the Torrey Pines Community Planning Group was not properly noticed, therefore did not have sufficient time for input.

Nancy Lucast, representing the applicant, strongly objected to a continuance as she feels there was ample public notice.

Glenn Gargas presented Planning Department Report No. P-94-174.

Testimony in favor by:

Nancy Lucast, representing American General Land Co. Explained the area and the history of this road and its widening. Advised that the City gave approval in 1988 to build this road in the Sorrento Hills Corporate Center and that the permit was issued.

Testimony in opposition by:

Opal Trueblood, representing Torrey Pines Community Planning Group. Discussed the confusion of "major" streets and its criteria vs. smaller roads. The widening of this road will have a cumulative effect on the lagoon and the drainage problems it will bring.

Public Testimony was closed except for new information.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO ALLOW THE COMMUNITY TIME TO RESPOND. Second by White. Failed by the following vote: Yeas-Quinn, White, Skorepa; Nays-Bernet; Neils-abstaining; Not present-Benn and McElliott.

MOTION BY WHITE TO APPROVE THE PROJECT. Second by Bernet. Motion withdrawn.

MOTION BY WHITE TO CONTINUE TO NOVEMBER 17, 1994 AT 9:00 A.M. AND BRING BACK INFORMATION ON THE FOLLOWING ISSUES: THE PLANNING GROUP WAS REQUESTED TO BRING BACK A RECOMMENDATION TO THE COMMISSION ON THIS PROJECT. CLARIFICATION FROM ENGINEERING ON THE CONSEQUENCES OF THE INTERCHANGE, I.E., THE DEVELOPMENT LEVELS AND INTENSITY THAT HAVE TO BE ACCOMPLISHED BEFORE THE INTERCHANGE IS IN, AND THE ACTUAL DATE REQUIREMENTS THAT THE DEVELOPER IS MANDATED TO BUILDING THE INTERCHANGE; DRAINAGE INCREASE ON THE EXISTING ROAD; INFORMATION REGARDING THE DESIGNATION OF THIS AREA AS A WILD LIFE CORRIDOR; A CLARIFICATION OF SPECIFIC LANGUAGE TO SHOW THIS ROAD ON THE MAP. Second by Skorepa. Passed by a 4-0 vote with Commissioner Neils abstaining and Commissioner Benn and Vice-Chairperson McElliott not present.

The Planning Commission recessed at 10:30 a.m. and reconvened at 10:35 a.m.

ITEM-4: LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, AND PUBLIC FACILITIES FINANCING PLAN.

Kerry Varga presented a history of this community plan and gave an overview of new elements of this plan as contained in Planning Department Report No. P-94-178.

Testimony in favor by:

Dave Abrams, Vice President La Jolla Community Planning Association. Stated the Association's official position of the plan. He felt the City and the Association came to fair compromises throughout the plan. They also endorse the zoning changes recommended and the categorical exclusion.

Mark Lyon, La Jolla Community Planning Association. Echoed the support of the Vice President. Advised that enough time has been spent on this plan and it's time to go forward.

Dick Smith, La Jolla Community Planning Association. Strongly urged the Commission to recommend approval to the City Council.

Simon Andrews and Norah DeSilva, La Jolla Community Planning Association. Advised that while this is not a perfect plan, it's one they can all live with.

Jimmie Yianilos, La Jolla Community Planning Association, and member of the street-tree subcommittee. Requested the Commission to allow staff and the Association to continue working together to finish the street-tree plan in the guidelines.

Testimony in opposition by:

Joanne Pearson, La Jolla Coalition of Community Groups. Spoke to the letter distributed from the group and recommended the Commission consider their (the Group's) "Administrative Permit" proposal and withhold approval of the La Jolla Community Plan Update and accompanying documents.

Richard Smith, La Jolla Coalition of Community Groups. Feels there's too much ambiguous language in the plan with an increase in density and mixed use.

Jim Ragsdale, La Jolla Coalition of Community Groups. Would like to see some way the establishment of a ministerial process could be set up where key issues could be itemized and handled ministerially.

William J. Kellogg, La Jolla Shores Association. Did not receive material or information about the new draft or see the Manager's Report. There are several items that would call for more input and should be formally addressed. Distributed and discussed a letter in response to the Planning Report.

Patricia Miller, resident. Talked to the precise plan and her disagreement with several areas and how it contradicts the community plan.

Dennis Griffin, Constitutional Planning Committee of La Jolla. Talked to his letter dated October 13, 1994. Feels the plan does not make clear whatever regulations apply that they apply equally for all homes. Not everyone in La Jolla realizes how this plan will affect their home in several areas of building.

The Planning Commission recessed at 12:11 p.m. and reconvened at 1:40 p.m.

Testimony in favor continued:

Dick Smith, La Jolla Community Planning Association. Feels only two new items were brought up at the hearing in the morning; categorical exclusion, and that the Trustees of the Planning Association recommend you move this forward. The rest was rehashed information.

Public testimony was closed for this hearing and will be opened on December 1, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO DECEMBER 1, 1994 AT 1:30 P.M. TO ALLOW TIME TO HAVE ISSUES RESOLVED AT THIS HEARING, AND WILL BE THE ONLY ITEM ON THE AFTERNOON SCHEDULE. STAFF WAS REQUESTED TO SEND THE COMMISSIONER'S MATERIAL OUT AS EARLY AS POSSIBLE TO ALLOW TIME FOR THOROUGH REVIEW. Second by Skorepa. Passed by a 5-0 vote with Vice-Chairperson and Commissioner Benn not present.

ITEM-5: NORTH PARK REDEVELOPMENT PROJECT PRELIMINARY PLAN,
PROJECT AREA BOUNDARIES AND LEGAL DESCRIPTION.

Ples Felix presented Planning Department Report No. P-94-154.

No one was present to speak.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE NEW BOUNDARIES INCLUDING THE RECOMMENDATIONS OF THE PAC AND THE PLANNING COMMITTEE AND THOSE AREAS SPECIFIED AS "NOT A PART". Second by White. Failed by the following vote: Yeas, Quinn, White, Skorepa; Nays-Bernet, Neils; Vice-Chairperson McElliott and Commissioner Benn not present.

MOTION BY NEILS TO APPROVE THE GREATER NORTH PARK AREA'S RECOMMENDATIONS AND PAC'S RECOMMENDATIONS AND DELETE THE AREAS SPECIFIED AS "NOT A PART". Second by White. Failed by the following vote: Yeas-Neils, White, Bernet; Nays-Quinn, Skorepa; Vice-Chairperson McElliott and Commissioner Benn not present.

MOTION BY SKOREPA TO APPROVE THE RECOMMENDATION BY THE PROJECT AREA COMMITTEE, THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE AS WELL AS THE AREAS ON THE GREATER NORTH PARK ZONING MAP LABELED "NOT A PART", SPECIFICALLY:

TWO BLOCKS SURROUNDED BY MADISON AVENUE, OHIO STREET, MEADE AVENUE, AND BOUNDARY STREET.

SIX BLOCKS SURROUNDED BY HOWARD, OHIO, LINCOLN, AND 32ND. INCLUDES 100' DEEP ALONG THE NORTH SIDE OF LINCOLN BETWEEN 32ND AND OHIO.

TWO BLOCKS SURROUNDED BY POLK, IDAHO, LINCOLN, AND KANSAS. INCLUDING 100' DEEP ALONG THE NORTH SIDE OF LINCOLN BETWEEN KANSAS AND UTAH.

THE ENTIRE BLOCK SURROUNDED BY GUNN, UTAH, LANDIS, AND 28TH.

THE BLOCKS IMMEDIATELY EAST AND WEST OF GARFIELD SCHOOL, AND ONE PARCEL DEEP ALONG THE NORTH SIDE OF MONROE AVENUE BETWEEN OREGON AND UTAH.

Second by Neils. Passed by a 4-1 vote with Chairperson Bernet voting nay and Vice-Chairperson McElliott and Commissioner Benn not present.

ITEM-6: FASHION VALLEY CENTER EXPANSION: MISSION VALLEY
DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO. 93-0437.

Coleen Frost presented the Commission with a matrix as requested of them as well as a fact sheet, and reviewed Planning Department Report No. P-94-173.

Testimony in favor by:

Jack Limber, General Counsel for MTDB. Talked to the letter to the City Manager from MTDB dealing with the history of the project to its current status. Discussed the construction timing of the alignment of the LRT and its way through Mission Valley.

Jim Hecht, MTDB. Described the alignment and all the stops, as well as its design guidelines. Also expressed the concerns of timing and financial implications if they don't get started on time.

Matt Peterson, representing the applicant. Addressed the major concerns requested by the Commissioners at the October 6, 1994 meeting; gave a review of the alternatives for consideration regarding traffic and financial aspects.

Carl Meyers, architect for the project. Discussed the alternative shift focus from Fashion Valley to Friars Road and the increase of river activity based on these alternatives.

Testimony in opposition by:

Paul Robinson, representing Hazard Center. Talked to the matrix presented by staff and how he disagrees with it. Expressed the discrepancies in the Community Plan; asked for the Commission to look at the Community Plan violations for this project.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO STATE FOR THE RECORD THAT THE EIR HAS BEEN REVIEWED AND CONSIDERED; CERTIFY THE EIR AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION, AND TO APPROVE THE PERMITS WITH THE CONDITIONS THAT THE PARKING STRUCTURE STAY ON THE WEST SIDE OF J.C. PENNEY SITE, THE PROPOSED PARKING STRUCTURES ON THE ORIGINAL CONCEPT STAY, AS FAR AS THE SIZE OF THE PARKING GOES; LANDSCAPE WILL BE SHOWN ON THE PARKING STRUCTURE TO ITS FULL EXTENT AND NOT ALLOW FOR THE 20% VARIATION. No second.

MOTION BY WHITE TO STATE FOR THE RECORD THAT THE EIR HAS BEEN REVIEWED AND CONSIDERED; CERTIFY THE EIR AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION, AND TO APPROVE THE PERMITS WITH THE CONDITIONS:

1. THE PARKING STRUCTURE ADJACENT TO THE LRT STATION BE MOVED TO THE NORTHWEST ADJACENT TO J.C. PENNEY.
2. ALL ORIGINAL STRUCTURAL OFF-SETS PROVIDED IN THE ORIGINAL DESIGN (AS SHOWN IN THE FIRST PLANNING REPORT) REMAIN IN THE PROJECT.
3. ALL LANDSCAPE BE PROVIDED AND THAT A 20% DEVIATION FROM THE REQUIREMENTS NOT BE PERMITTED.
4. VIEW CORRIDOR IS EXPANDED TO 300 FEET AT GRADE LEVEL AT THE MAIN ENTRANCE TO THE PROJECT FROM CAMINO DE LA REINA/HAZARD CENTER ROAD.
5. MAINTAIN STRUCTURE AT ROBINSON-MAY TO ENSURE THE VIEW CORRIDOR AT I. MAGNIN SO THAT THE STRUCTURE AT I. MAGNIN DOES NOT GO ABOVE GRADE.
6. DELETE THE LAST SENTENCE IN CONDITION 21.A OF THE DRAFT PERMIT.

SHOULD THIS MOTION BE APPEALED TO THE CITY COUNCIL THAT A MEMBER OF THE COMMISSION APPEAR BEFORE THE COUNCIL TO EXPRESS THE COMMISSION'S CONCERNS AND THAT STAFF PROVIDED A REPORT TO THE COUNCIL FROM THE COMMISSION ON THE MAJOR ISSUES. REQUEST STAFF TO FOLLOW UP WITH MTDB FOR A YEARLY BRIEFING ON THIS PROJECT AND BRING INFORMATION BACK TO THE COMMISSION. Second by Quinn. Passed by a 4-1 vote with Commissioner Skorepa voting nay and Vice-Chairperson McElliott and Commissioner Benn not present.

ADJOURNMENT:

The Planning Commission was adjourned at 5:10 p.m. by Chairperson Bernet.