

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 6, 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 9:14 a.m. The meeting was recessed at 1:05 p.m. and reconvened at 2:11 p.m. The meeting was adjourned at 3:00 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-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 White advised the Commissioners that he and Verna Quinn attended the Bay-to-Bay charette and how informative and well done it was.

Commissioner Skorepa advised that she and the Planning Director attended the San Ysidro redevelopment workshop and it, too, was extremely informative and provided helpful information that the City and the Community will be able to use as they proceed with their redevelopment plans.

ITEM-2A: DIRECTOR'S REPORT -

Ernie Freeman echoed Commissioner Skorepa's sentiments regarding the redevelopment workshop and stressed that this partnering between the Planning Department and the community will be taking place a lot more in the future.

ITEM-2: APPROVAL OF THE MINUTES OF SEPTEMBER 22, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF SEPTEMBER 22, 1994 WITH THE CORRECTION TO THE COVER PAGE TO SHOW COMMISSIONER WHITE NOT PRESENT. Second by McElliott. Passed by a 4-0 vote with Commissioner Benn not present and Commissioners Neils and White abstaining as they were not present at that meeting.

ITEM-3: FASHION VALLEY CENTER EXPANSION; MISSION VALLEY DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO. 93-0437.

Coleen Frost presented the background on this project as it had been continued from September 8, 1994, and presented Planning Department Report No. P-94-153.

Testimony in favor by:

Matt Peterson, representing Fashion Valley (applicant). Discussed the planning, renderings and costs involved in this project and why the competition would request an amendment to the Public Facilities Financing Plan and the ramifications of same. Also discussed the rationale for the parking structures and their location. Showed a video that explained the entire development and how the LRT would work well within this new design.

Mike Tewalt, representing Fashion Valley Project Team. Discussed the history and planning rationale for this project and answered the Commissioners questions regarding traffic, flooding and parking.

Gerald Trimble, representing the applicant. Explained the sales tax revenue numbers for the City and how this translates to the expansion.

Nathaniel Cohen, representing Mission Valley Community Council. Expressed the feelings of the Mission Valley Community Council and their support for this expansion. The Council feels that the expansion will be extremely beneficial to the Community.

Jim Hecht, Metropolitan Transit Development Board. Advised that MTDB supports the proposal for the LRT within the expansion; however they remain neutral on the expansion itself. Answered the Commissioners questions regarding structural design and placement of the LRT.

The Planning Commission recessed at 10:52 a.m. and reconvened at 10:57 a.m.

Testimony in opposition by:

Donald Worley, Mission Valley Partners. Focused on three primary controversial aspects of this project which were traffic, planning and economic benefits and how each center should pay their fair share of the fees.

Randy Coopersmith, Mission Valley Partners. Gave a critique on the history of developing the valley and how this project relates to the Community Plan.

Bruce Hazard, Hazard Center. Gave a thorough review of the history of Mission Valley and the concerns of the flood channel, then and now.

Risa Barron, representing Citizens Coordinate for Century 3 and resident of Mission Valley. Discussed C-3's concerns regarding the Community Plan and the activities along the river and how the parking structures destroy the view. Discussed the letter from Max Schmidt which she distributed.

Paul Robinson, R.E. Hazard Contracting Company, CalMat Co. and Hazard Center. Mentioned the environmental and planning concerns as stated in his letter of September 15th. Advised that his clients' support the recommendations of the Mission Valley Community Planning Group and Advisory Board, but feels a fair share contribution of fees should take place.

Emmanuel Savitch, resident. Talked to the flood problems and the concerns of his client's property. Also talked to the traffic study area done on a very small section and how the Commission should take into consideration the effect on the downstream property regarding flooding.

Laurence Brunton, Mission Valley resident. Opposed to this project and does not accept the project based on the EIR. The traffic study is incomplete; and a comprehensive plan for the river must be done.

Randy Burke, resident. Spoke of the spirituality of the valley and requested that the rest of the undeveloped land remain untouched.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO OCTOBER 13, 1994 AT 1:30 P.M. DUE TO AN ERROR TO THE SQUARE FOOTAGE AS LISTED ON THE PLANNING COMMISSION DOCKET. AT THE OCTOBER 13, 1994 MEETING PUBLIC TESTIMONY WILL BE TAKEN ONLY FROM THOSE PEOPLE WHO WERE NOT IN ATTENDANCE AT THE OCTOBER 6, 1994 MEETING. Second by White. Passed by a 5-0 vote with Vice-Chairperson McElliott not present and Commissioner Benn not present.

The Planning Commission recessed at 1:15 p.m. and reconvened at 2:11 p.m.

ITEM-4: PROPOSED TENTATIVE MAP AND PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 91-0842 (CARMEL MOUNTAIN RANCH UNIT NO 34) LOCATED ON A VACANT 17-ACRE SITE NORTH OF CARMEL MOUNTAIN ROAD AND EAST OF INTERSTATE 15 WITHIN THE CARMEL MOUNTAIN RANCH COMMUNITY.

Kevin Sullivan presented Planning Department Report P-94-128.

Testimony in favor by:

Tom Blake, Coast Income Property, applicant. Discussed the structure and roof top, and its visibility from the residential area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY THE NEGATIVE DECLARATION AND APPROVE THE TENTATIVE MAP AND PLANNED COMMERCIAL DEVELOPMENT PERMIT WITH THE ADDITION OF A CONDITION THAT RELATES TO LANDSCAPING WHICH STATES THAT EXISTING AND PROPOSED SLOPE LANDSCAPING WOULD BE REPLACED IN-KIND AND SIZE WITHIN NINETY DAYS UPON THE DETERMINATION BY STAFF THAT THE LANDSCAPING IS DAMAGED OR REMOVED. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Benn not present.

ITEM-5: TOWNSEND JAGUAR, APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE MISSION VALLEY DEVELOPMENT PERMIT NO. P-94-0429.

Coleen Frost presented Planning Department Report No. P-94-154.

Testimony in opposition by:

Laurence L. Brunton, resident. Talked against the project due to a lack of landscaping offered and additional building density in this area. Mr. Brunton subsequently withdrew his appeal.

Testimony in favor by:

Janay Kruger, Townsend Jaguar. Explained the hardship issue and how Townsend has cooperated with the Community and the Planning Department. Also discussed the landscaping issue.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO DENY THE APPEAL AND APPROVE THE MISSION VALLEY DEVELOPMENT PERMIT NO. 94-0429 WITH THE CONDITION THAT THE APPLICANT WILL PLANT 36 INCH BOX TREES INSTEAD OF 24 INCH. No second.

MOTION BY WHITE TO DENY THE APPEAL AND APPROVE THE MISSION VALLEY DEVELOPMENT PERMIT NO. 94-0429 WITH THE CONDITION THAT THE APPLICANT WILL PLANT 24 INCH BOX TREES (NOT 36) AND REVISE THE PARAGRAPH UNDER DESIGNATED PARKING AREAS TO READ THAT THE AREA SHALL HAVE A MINIMUM DIMENSION OF FIVE FEET AND NOT FIVE SQUARE FEET AND DELETE THE LANGUAGE THAT REFERENCES ANY HARDSHIP. Second by Neils. Passed by a 4-1 vote with Commissioner Skorepa voting nay and Vice-Chairperson McElliott and Commissioner Benn not present.

ITEM-6: FIRST AMENDMENT TO THE CITY HEIGHTS REDEVELOPMENT PLAN WAS REMOVED FROM THE DOCKET AND RESCHEDULED FOR NOVEMBER 17, 1994.

ITEM-7: INITIATION OF AN AMENDMENT TO THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN.

Andy Watson presented Planning Department Report No. P-94-173.

Testimony in favor by:

Randy Jackson, representing Midway Center. Discussed the rationale of the connection of the Community College District and the Food-For-Less grocery store; rent from the grocery store will totally fund the college building.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO INITIATE THE AMENDMENT TO THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN. COMMISSIONER SKOREPA REQUESTED THAT THE ISSUE OF PRIVATE-PUBLIC PARTNERSHIP PROJECTS, WHERE PRIVATE ENTITIES ARE FINANCING THE CONSTRUCTION OF PUBLIC FACILITIES BE ON THE COMMISSION'S AGENDA AT THEIR QUARTERLY REVIEW MEETING AS THIS IS AN UNUSUAL SITUATION AND PARAMETERS SHOULD BE SET UP IN ORDER FOR THE COMMISSION TO BE CONSISTENT WHEN THESE PROJECTS COME BEFORE THEM. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner Benn not present.

ADJOURNMENT:

The Planning Commission was adjourned at 3:00 p.m. by Chairperson Bernet.