

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
NOVEMBER 10, 1994  
AT 8:30 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 8:45 a.m. The meeting was recessed at 12:32 p.m. and reconvened at 1:54 p.m. The meeting was adjourned at 4:55 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-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-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.

8:30-10 a.m. - Discussion of Various topics that are part of the Land Development/Zoning Code Update - Discussion held.

ITEM-2A: DIRECTOR'S REPORT - trailed to November 17, 1994.

ITEM-2B: ADOPTION OF A PRECISE PLAN FOR CARMEL VALLEY NEIGHBORHOOD 8A; AMENDMENTS TO THE CARMEL VALLEY COMMUNITY PLAN, PROGRESS GUIDE AND GENERAL PLAN AND THE LOCAL COASTAL PROGRAM.

TRAILED FROM NOVEMBER 3, 1994.

Vice-Chairperson McElliott and Commissioner White both advised the Commission that they did listen to the tapes of the previous hearings.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE THE PROJECT AS OUTLINED IN THE EIR, WITH THE REALIGNMENT OF CARMEL MOUNTAIN ROAD, WITH A RECOMMENDATION THAT THE CITY COUNCIL ESTABLISH CRITERIA FOR FUTURE PROJECTS THAT ARE IMPACTED BY MSCP. IF THIS PROJECT IS APPROVED, AND SHOULD THE CITY COUNCIL DETERMINE THAT THE PROPERTY BE PURCHASED, OR BECOME PART OF THE MSCP, THAT FAIR AND EQUITABLE ACQUISITION IS MADE OF THOSE PROPERTIES. Second by White. Failed by the following vote: Yea- McElliott, White; Nays-Quinn, Skorepa, Bernet; Commissioner Benn not present, and Commission Neils abstaining.

MOTION BY McELLIOTT TO RECOMMEND DENIAL OF THE PROJECT TO THE CITY COUNCIL, BASED ON THE PLANNING DEPARTMENT'S RECOMMENDATION, AND REQUEST THAT THE COUNCIL ESTABLISH GUIDELINES FOR FUTURE PROJECTS RELATIVE TO THE MSCP PROGRAM. Second by Skorepa. Passed by a 5-0 vote with Commissioner Benn not present and Commissioner Neils abstaining.

ITEM-3: STATUS OF HIGHWAY 56 -

Informational only. Report was given.

ITEM-4: St. David's Episcopal Church removed from the docket and rescheduled for December 1, 1994.

ITEM-5: OCEAN BEACH NEIGHBORHOOD IMPROVEMENT PLAN. LOCAL COASTAL PROGRAM AMENDMENT/COASTAL DEVELOPMENT PERMIT/REZONE AND COASTAL DEVELOPMENT PERMIT/PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 92-0474.

Yoomi Lee Getz presented Planning Department Report No. P-94-199 and read into the record a revision to the affordable housing condition, attachment 4, condition 12.

Public testimony in favor by:

**George Geanoulis, applicant.** Gave background as to how the Home Owners Association was formed by the neighbors to help fight crime and clean up the area. Intent is to support family, community and people who want to live by the beach.

**Jim Engelcke, neighbor.** Presented a slide presentation which depicted the history of the area and the lots in question and how the HOA plans to clean up the area.

**John Warren, owner.** Lives in a 600 square foot house and needs more space for his family. Wants to get out of the "war zone" and have more room and this development will help him to achieve this.

**Byron Meadows, owner.** His dream is to build on this property. Requested the Commission to approve this project as it will only improve the neighborhood and his life.

Testimony in opposition by:

**Robert Burns, Chair of the OB Planning Board.** Submitted minutes from the last meeting, which was held the night before, expressing the Board's opposition to this project and their alternative recommendations. Also talked to the affordable housing issue.

**Richard Trent, Chair of Land Use Committee, OB Planning Board.** Talked to the concerns of the Planning Commission. Distributed a letter from the community expressing their opposition to this project. He understands that improvement is necessary in this area but doesn't understand how a housing development can prevent crime.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY QUINN TO CONTINUE TO JANUARY 5, 1995 UNTIL MORE INFORMATION IS AVAILABLE, I.E., SOLID INFORMATION ON THE FLOODWAY, REPORTS NEEDS TO BE RECONCILED ABOUT THE PALEONTOLOGY, ARCHEOLOGY, AFFORDABLE HOUSING, PRD WITH NO DESIGN GUIDELINES, ALL THE ISSUES LISTED IN THE DRAFT OF THE MINUTES FROM THE OCEAN BEACH PLANNING BOARD SPECIAL MEETING, AND URGED THE APPLICANT TO WORK WITH THE COMMUNITY PLANNING BOARD, AND REQUESTED STAFF THAT A MEMBER OF THE HOUSING COMMISSION BE PRESENT WHEN THIS COMES BACK TO THE COMMISSION ON JANUARY 5, 1995. Second by White. Passed by a 4-0 vote with Commissioners Benn, Vice Chair-person McElliott and Commissioner Neils not present.

The Planning Commission recessed at 12:32 p.m. and reconvened at 1:54 p.m.

**ITEM-6:** PROPOSED CHANGES TO THE CENTRE CITY, GASLAMP QUARTER, AND MARINA PLANNED DISTRICT ORDINANCES, THE CENTRE CITY PARKING REGULATIONS AND RELATED CENTRE CITY COMMUNITY PLAN AMENDMENTS.

Greg Wade and Pamela Hamilton presented a memorandum stating recommendation and background for this item.

Testimony in favor by:

**Ron Oliver, Downtown Partnership.** Spoke to the signage ordinance and how San Diego is one of the only cities that has an ordinance for signs. Recommend all other amendments be approved except signage as there are too many restrictions already.

Testimony in opposition by:

**David Stucky, San Diego Building Owners and Manager's Association.** Advised the his Board voted unanimously to oppose this signage ordinance, and emphasized that now is not a good time to impose any impediment on commercial leasing. Requested the Commission to deny.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL. Second by Skorepa. Passed by a 4-0 vote with Commissioners Benn, Neils and Vice-Chairperson McElliott not present.

ITEM-7: AIRTOUCH CELLULAR TORREY PINES SPLIT, CDP/SCR/CUP/HR 93-0675.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO CONTINUE TO JANUARY 5, 1995 AT THE REQUEST OF STAFF. Second by White. Passed by a 4-0 vote with Commissioners Benn, Neils and Vice-Chairperson McElliott not present.

ITEM-8: REGULATORY RELIEF DAY 1994.

Tina Christiansen and staff presented the City Manager's Report regarding measure items A-M for regulatory relief.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY QUINN TO RECOMMEND APPROVAL OF MEASURE ITEM A TO THE CITY COUNCIL. Second by White. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY WHITE TO RECOMMEND DENIAL OF MEASURE ITEM B TO THE CITY COUNCIL. Second by Quinn. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY QUINN TO RECOMMEND APPROVAL OF MEASURE ITEM C TO THE CITY COUNCIL. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF MEASURE ITEM D TO THE CITY COUNCIL AND TO WORK OUT LANGUAGE THAT CLARIFIES WHAT IS "SUBSTANTIAL CONFORMANCE" AND "MINOR CHANGES". Second by White. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY WHITE TO RECOMMEND DENIAL OF MEASURE ITEM E TO THE CITY COUNCIL. Second by Bernet. Failed by the following vote: Yeas-White, Bernet; Nays-Quinn, Skorepa; Not present-McElliott, Benn and Neils.

MOTION BY WHITE TO RECOMMEND APPROVAL OF MEASURE ITEM F TO THE CITY COUNCIL. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY QUINN TO RECOMMEND APPROVAL OF MEASURE ITEM G TO THE CITY COUNCIL. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY WHITE TO RECOMMEND APPROVAL OF MEASURE ITEM H TO THE CITY COUNCIL. Second by Quinn. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY QUINN TO RECOMMEND APPROVAL OF MEASURE ITEM I TO THE CITY COUNCIL. Second by White. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF MEASURE ITEM J TO THE CITY COUNCIL AND TO REQUEST STAFF TO ALERT THE STATE TO MONITOR THESE FACILITIES AS TO THE IMPACTS ON NEIGHBORHOODS. Second by Quinn. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY WHITE TO RECOMMEND APPROVAL OF MEASURE ITEM K TO THE CITY COUNCIL AND TO REQUEST STAFF TO LOOK INTO THE CUMULATIVE EFFECTS AND RESTRICTED USES TO PREVENT COMMERCIALIZATION. Second by Quinn. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY WHITE TO RECOMMEND APPROVAL OF MEASURE ITEM L TO THE CITY COUNCIL. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

MOTION BY QUINN TO RECOMMEND APPROVAL OF MEASURE ITEM M TO THE CITY COUNCIL. Second by White. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioners Benn and Neils not present.

**ITEM-9: THE SORRENTO HILLS PARK TRADE PROJECT.**

This project was continued from October 27, 1994 as the EIR for the project was not distributed to the Planning Commission.

Yoomi Lee Getz gave a review of the project and presented Planning Department Report No. P-94-187.

Testimony in favor by:

**Doug Boyd, T&B Consultants.** Gave a review of the Torrey View Project which is part of the Sorrento Hills larger project. He also spoke to the setback issue and residential use and the Community Plan.

**Kathy Tanner, Del Mar School District.** Submitted a letter stating the school district's position on this project. Discussion pursued regarding the mitigation agreement and their request if it can be approved before it goes to City Council.

Testimony in opposition by:

**Tom Steinke, representing Pardee.** Discussed the concerns regarding the City's Public Facilities and would like the same considerations applied to the Torrey View project as the Sorrento Hills project.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SKOREPA TO RECOMMEND APPROVAL OF THE TORREY VIEW PROJECT AS OUTLINED IN STAFF'S RECOMMENDATION WITH THE FOLLOWING CONSIDERATION THAT WHILE IT IS ENCOURAGED THAT A MITIGATION AGREEMENT BE REACHED WITH THE SCHOOL DISTRICT BEFORE THIS PROJECT GOES BEFORE THE CITY COUNCIL, THAT IT NOT BE MANDATORY AS A REQUIREMENT AND THAT BOTH SIDES MOVE IN DELIBERATE GOOD FAITH TOWARDS REACHING THAT AGREEMENT; THAT THE MINIMUM SETBACK IS FROM THE BACK OF THE SIDE WALK OR CURB RIGHT-OF-WAY. Second by White. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commission Benn not present and Commissioner Neils abstaining.

**ADJOURNMENT:**

The Planning Commission was adjourned at 4:55 p.m. by Chairperson Bernet.