

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
NOVEMBER 18, 1993  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:05 a.m.  
The Planning Commission adjourned at 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present  
Commissioner Karen McElliott-present  
Commissioner Lynn Benn-not present  
Commissioner Christopher Neils-present  
Commissioner Verna Quinn-present  
Commissioner Andrea Skorepa-not present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
George Arimes, Assistant Planing Director-not present  
Janis Sammartino, Chief Deputy City Attorney-present  
Daniel Hentschke, City Attorney-present  
Jeff Washington, Deputy Planning Director, Long Range  
and Facilities Financing-present  
Mike Stang, Principal Planner, Long Range and Facilities  
Financing-present  
Rachel Hurst, Principal Planner, Long Range and Facilities  
Financing-present  
Ron Friedman, Principal Planner, Development and  
Environmental Planning-present  
Jeff Strohminger, 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-1A APPROVAL OF MINUTES OF JUNE 24, 1993.

COMMISSION ACTION

On motion of Frisco White, seconded by Verna Quinn, the Commission voted 5-0 (Benn, and Skorepa not present) to approve the minutes of June 24, 1993, as corrected to the Attendance, Commissioner Neils was present.

ITEM-6 This item removed from agenda.

ITEM-7 RESOURCE PROTECTION ORDINANCE (RPO) PERMIT NO. 91-0330. SABRE SPRINGS PARCELS 28 AND 29. PROJECT DESCRIPTION: LDP FOR GRADING. LEGAL: PORTION OF PARCEL 1 OF PARCEL MAP 15125. LOCATION: POWAY ROAD BETWEEN: SPRINGBROOK DRIVE AND SPRINGHURST DRIVE. APPLICANT: PARDEE CONSTRUCTION COMPANY. PROCESS 4.

David Poole, representing Pardee Construction Company requested a continuance of this item to February 10, 1993.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Verna Quinn, the Commission voted 5-0 (Benn, and Skorepa not present) to continue to February 10, 1994, at 9:00 a.m.

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ITEM-2           TENTATIVE MAP (TM)/RESOURCE PROTECTION ORDINANCE (RPO)  
&2A            PERMITS NO.90-0834,       3230 WELMER PLACE.     PROJECT  
DESCRIPTION: 2-PARCEL, 1.22-ACRE TENT. PAR. MAP. LEGAL:  
THE BLUFFS UNIT 1 MAP 6208, LOT 27. LOCATION: 3230  
WELMER PLACE BETWEEN: WELMER STREET AND: WEST TERMINUS.  
ZONE: R1-5000 HRO TO R1-5000 HRO. APPLICANT: DONALD R.  
GOERTZ.

These items were continued from October 28, 1993 hearing, so that the Planning Commissioners to listen to the tapes, review documents of previous hearings, April 20, 1992, June 11, 1992, and September 15, 1992.

Commissioner White stated will be abstaining from this item.

Glenn Gargas presented Planning Department memo date October 20, 1993, from Ernest Freeman.

Daniel S. Hentschke, City Attorney, gave a brief background to the litigation of these permits. This was a lot split denied by the Planning Commission, appealed to the City Council, and City Council denied the appeal. The applicants for the project disagreed and filed a lawsuit. City Council considering settlement. City council referred the question to Planning Commission is new design superior to first one.

George Blackmar, representing Luis Garcia in the litigation. He gave a brief background of the project.

Don Goertz presented documents dated October 28, 1993, with the modifications to the project.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Verna Quinn, the Commission voted 4-0 (Benn and Skorepa not present with White abstaining) to recommend to City Council, to support the original findings that the lot split is not suitable based on the tentative map findings and the hillside findings.

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COMMISSION ACTION

On motion of Christopher Neils, seconded by Verna Quinn, the Commission voted 4-0 (Benn and Skorepa not present with White abstaining) to recommend to City Council that the new design is a superior design to the first design.

Chairperson Bernet requested on Item 8 for those unable to stay, please stand so that Planning Commissioners can see all of you in support of this project.

ITEM-3  
&3A

HILLSIDE RESOURCE PROTECTION (HRP)/COASTAL DEVELOPMENT PERMIT (CDP) 93-0375. SALK INSTITUTE RESIDENCE. CERTIFY ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION NO. 93-0375 AND ADOPT THE MITIGATION MONITORING AND REPORT PROGRAM. LEGAL: LOT 8, LA JOLLA FARMS, MAP 3487 CEL 061, PM341. LOCATION: 9736 LA JOLLA FARMS ROAD BETWEEN: BLACKGOLD ROAD AND; BLACKGOLD ROAD. ZONE: R1-20000 HRO TO R1-20000 HRO. APPLICANT: DELBERT E. GLANZ. PROCESS 4.

Kevin Sullivan presented Planning Department Report No. P-93-182.

Ward Deems, representing the Salk Institute. He stated the use of the resident is for the President and family resident. He gave a brief history of this project.

Dennis Hyndman, architect for the project, available to answer questions.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Frisco White, the Commission voted 5-0 (Benn and Skorepa not present) to approve staff recommendation as amended by Commissioner Quinn, to incorporate language between city staff and Engineering Department, that the City is not responsible for development on steep hillsides.

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ITEM-4 AMENDMENT TO THE GENERAL AND FRAMEWORK PLAN - HU FAMILY TRUST. PROCESS 5.

Anna McPherson presented Planning Department Report No. P-93-207.

Donald Worley, attorney, and representing the Hu Family Trust. He spoke in favor of the plan change, and available to answer question..

Alice Goodkind, President of the Friends of the San Dieguito River Valley. She stated to review the floodplain regulations, the San Dieguito recommendations, and general plan, in opposition.

Duane Rainville, representing himself, and property owners. He spoke in opposition, do not amend the plan, its contrary to the plan goals.

Public testimony was closed.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Frisco White, the Commission voted 5-0 (Benn and Skorepa not present) to recommend to City Council approval of the Framework Plan and Progress Guide and General Plan amendment.

RECESS, RECONVENE

The Planning Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

ITEM-5 REZONE (RZ)/TENTATIVE MAP (TM)/PLANNED INFILLED  
5A,5B DEVELOPMENT (PID)/RESOURCE PROTECTION ORDINANCE  
&5C 88-0794. MISSION TRAILS INDUSTRIAL PARK. PROJECT  
DESCRIPTIONS: CHANGE TO INDUSTRIAL USE. 17 LT 48 ACRE  
SUB. MAP. 48 AC 17 LT DEVELOPMENT. LEGAL: MAP: 1550  
LTS 3-7&9-12. LOCATION: MISSION GORGE ROAD BETWEEN:  
PRINCESS VIEW DRIVE AND: OLD CLIFFS ROAD, ZONE: A1-1  
HRO TO M-1B HRO. APPLICANT: MISSION GORGE DEVELOPMENT  
COMPANY. PROCESS 5.

Kevin McGee presented Planning Department Report No. P-93-211.

Steve McPartland, Rick Engineering, representing Mission Gorge Development Company. He stated in favor of the project, available to answer questions.

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Dixon Goen, project manager for Mission Gorge Development Company. He gave an overview of this proposed project.

Donald Dose spoke in opposition to traffic, noise and dirt from this proposed project.

Jack Mones spoke in opposition to lot 1, that it be deleted as part of the proposed project.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Verna Quinn, the Commission voted 5-0 (Benn and Skorepa not present) to approve staff recommendations subject to the Planning Department re-review the Outdoor Storage paragraph, page 4 of the Design Guidelines; the Outdoor Display paragraph, page 7 of the Design Guidelines; as amended by Chairperson Bernet, additional language, page 5, under Architecture, Item 5, the rear or side elevation of buildings which are adjacent to Mission Gorge, delete adjacent change to just to the rear or side elevation of buildings which front Mission Gorge Road shall be well detailed; as amended by Commissioner Neils, to modify Attachment 5, page 4, Condition #10, be consistent with the TDM plan; as amended by Chairperson Bernet, add language, lot consolidation substantial conformance by staff; and as amended by Commissioner McElliott take into consideration the visual impacts that will be created for those residents looking down on this project.

Paul Robinson asked if Item 9 will trail to 1:30 p.m., since there are opposition to Item 8?

Chairperson Bernet stated it will trail to 1:30 p.m.

ITEM-8

APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE MISSION VALLEY PERMIT (MVP) 92-0725. CERTIFY ENVIRONMENTAL MITIGATED NEGATIVE DECLARATION NO. 92-0725. MISSION TERRACE APARTMENTS. PROJECT DESCRIPTION: 83 MULTIFAMILY UNITS. LOCATION: 10400 SAN DIEGO MISSION ROAD BETWEEN: RANCHO MISSION ROAD AND: STADIUM WAY. ZONE: \*MVR-2. APPLICANT: S.D. INTERFAITH HOUSING FOUNDATION. PROCESS 3.

Coleen Frost presented Planning Department Report No. P-93-210.

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**Nathaniel Cohen**, President of the Mission Valley Community Council. He presented a statement and photos from the Mission Valley Community Council. Mr. Cohen spoke in opposition to the mixed use, no schools nearby for the children, lack of transportation to ensure the safety of the children to the schools outside the area, billboards, pedestrian path, and billboard.

**Matthew Jumper**, applicant, and Executive Director of San Diego Interfaith Housing Foundation, said this is a 25 year old private, nonprofit corporation. This corporation is dedicated to the development and management of affordable housing for seniors, disabled and families. He said, we have a project in San Ysidro, which has been a success for over 20 years, called Del Prado.

**Marston Reed Morgan**, Program Director, San Diego Community Foundation. He presented his letter dated November 18, 1993, and in favor of the proposed project.

**Bob McGill**, President of Neighborhood Bancorp and Affordable Housing Partnership. He spoke in support of the Interfaith Housing project will provide jobs, and there will be affordable housing.

**Carl Starwett**, Vice President, Special Project Division, Centex Golden Construction Company, contractor of this project. He said this project is well designed, and will provide jobs for about 100 people.

**Robert Ito**, unable to stay, in favor of the proposed project.

**Robert Taylor**, Vice President and Community Development Officer for Wells Fargo Bank. He spoke in favor of the Mission Terrace Apartments.

**Bethany Porter**, Executive Director, nonprofit Federation for Housing and Community Development. She stated the nonprofit Federation supports the affordable housing development activities of San Diego Interfaith Housing, in support of this project.

**Douglas Lewis**, representing himself and wife, stated in favor of this project to be part of the community.

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Charles Flacks, representing MAAC Project, a nonprofit agency. He spoke in support of San Diego Interfaith Housing project will provide affordable housing for the community.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 5-0 (Benn and Skorepa not present) to deny appeal, and approve permits, and that San Diego Interfaith review the termination of the lease and removal of the billboard, when the lease expires; as amended by Commissioner Neils, 1) Attachment 4, page 1 of 7, #4, delete bonus units, add provide; 2) Attachment 4, page 2 of 7, #4e, that staff and city attorney work specifically with the language administered by the Housing Commission, and complies to Housing Commission, State and Federal regulations regarding affordable units.

**RECESS, RECONVENE**

The Planning Commission recessed at 12:35 p.m. and reconvened at 1:50 p.m.

ITEM-9      RIO VISTA WEST. MISSION VALLEY COMMUNITY PLAN AMENDMENT.  
9A,9B      AMENDMENT TO THE FIRST SAN DIEGO RIVER IMPROVEMENT  
9C,9D      PROJECT (FSDRIP). REZONE AND AMENDMENT TO THE MISSION  
                 VALLEY (PDC) 92-0586. TENTATIVE MAP (TM) 92-0586.  
                 REVIEW AND CONSIDER ENVIRONMENTAL IMPACT REPORT (EIR) 92-  
                 0586 WITH ATTACHED FINDINGS, MITIGATION MONITORING  
                 PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS.  
                 APPLICANT: CAL MAT PROPERTIES COMPANY. PROCESS 5.

Mary Wright presented Planning Department Report No. P-93-188.

Paul Robinson, representing applicant, Cal Mat Properties. He gave a brief history of the FSDRIP from 1982 to present. Mr. Robinson spoke in favor of the amendment, and distributed a publication written by Peter Calthrope, Transit Oriented Development.

Doug Boyd, representing T&B Planning Consultants, Inc. He said this is a demonstration project in the TOD ordinance. Mr. Boyd presented photos and display charts of the project plan.

No one spoke in opposition to this item.



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Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Karen McElliott, the Commission voted 5-0 (Benn and Skorepa not present) to approve, and include the revised pages IV-18 through page V-6, Design Guidelines and Development Standards, with the following conditions: 1) in the design guidelines any reference to the land uses being shall delete shall, add may; 2) the language be worked out between staff, applicant, and city attorney relating to the landscaping for the commercial areas, per the displays that were shown, that the species of the palm trees and spacing at 30 feet could be used in the commercial parking areas; as amended by Chairperson Bernet, staff language regarding the LRT.

ITEM-9E DEVELOPMENT AGREEMENT AMENDMENT.

This item removed and not heard.

RECESS, RECONVENE

The Planning Commission recessed at 2:40 p.m. and reconvened at 2:45 p.m.

ITEM-10 NORTH CITY FUTURE URBANIZING AREA - GENERAL ISSUES. INFORMATIONAL WORKSHOP.

Anna McPherson presented Planning Department Report No. P-93-205.

Gretchen Softly, environmental planner, Engineering and Development Department, and project manager, for the SR-56 project. She discussed alternative alignments for SR-56 segments, and there will be an extensive environmental impact report to begin the first of the year.

Allen Costup, project manager, SR-56, CALTRANS. He gave a brief background of alternatives that have been studied as part of the selection process for SR-56, and presented a display chart of the different alignments.

Jim Fawcett, project manager, North City Future Urbanizing Area Financing Plan. He gave a broad overview of the financing to be used to fund the facilities, and impact fees.

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**John Leppert**, consultant, retained by the property owners to prepare the financing plan. He said been working on developing a financing plan for the past eleven months. Mr. Leppert stated there are 70 projects currently being evaluated by this financing plan.

**Stephen Coury**, representing Alliance of Property Owners, in favor. He talked about the different alignments for SR-56.

**William Potter**, representing himself, owns Breyamar Farms, 10-acre horse farm, located on Old Caminio Real. He stated bought this property in 1985. Mr. Potter said in adoption of this plan, there should be provisions for exceptions and or conditions under which or all or some of the fees should be waived or tiered. He also stated not to subject his property to pay for facilities twice, and pay for which will not serve his property.

**Opal Trueblood**, representing herself. She address two issues, in relation to the proposition that is required that requires this to go from a future urbanizing area to a planned urbanizing area; the use of transit net funds for SR-56, in opposition.

**Stephen Coury** talked about the June phase shift ballot measure.

**David Abrams**, representing Fairbanks Ranch Association. He talked about the three phases of SR-56 being proposed, in opposition.

**Tom DiBenedetto**, Director of Planning and Construction for the Bougainvillea project, He spoke in favor of the vote in June.

**Ramona Salisbury**, representing the League of Woman Voters. She stated by putting this on the ballot for June is premature because by March which is the final day for City Council to place it. We will still not have subarea plans, the alignment for SR-56, or 680, traffic analysis would be inadequate, in opposition.

**Janet Faschke**, small property owner in Subarea IV of the FUA. She said the facilities benefit plan provides for payment for part of the golf course. Ms. Faschke said the city is going to purchase the remainder of the golf course, and that 2/3 of her property is golf course, which the facilities benefit plan will pay for only 5%, she wanted clarification, if this is correct.

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Chairperson Bernet directed staff to discuss this matter with Ms. Faschke.

Allen Haynie spoke in support of the June ballot.

Louis Wolfeshimer said the Planning Commission need to move forward.

Public testimony was closed.

The Planning Commission discussed SR-56 alignments, plan amendments, environmental impact report process, phase shift, facilities financing plan, and the ballot initiative in June, 1994.

The Planning Commission thanked staff for their hard work on this project.

COMMISSION ACTION

This was a discussion and information workshop by the Planning Commission, staff, and the public.

**ADJOURNMENT**

The Commission adjourned at 5:00 p.m. The Planning Commission next scheduled hearing is December 2, 1993, at 9:00 a.m.