

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
NOVEMBER 3, 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 8:40 a.m. The meeting was recessed at 12:00 p.m. and reconvened at 1:43 p.m. The meeting was adjourned at 6:04 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-not 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.

8:30-9:30 a.m. - Discussion of Various topics that are part of the Land Development/Zoning Code Update - Discussion held.

Planning Commission recessed at 9:45 a.m. and reconvened at 9:49 a.m.

ITEM-2A: DIRECTOR'S REPORT - Mr. Ernie Freeman briefed the Commissioners on the status of NTC and of the charette being held on Saturday, November 5, 1994.

ITEM-2B: APPROVAL OF THE MINUTES OF OCTOBER 20, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF OCTOBER 20, 1994. Second by Neils. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner White not present.

ITEM-3: U.S. WEST CELLULAR/UNIVERSITY AVENUE CONDITIONAL USE PERMIT NO. 94-0280. MID CITY COMMUNITY PLAN.

Georgia Sparkman gave a review of this project since last being heard at the September 22, 1994 Commission meeting to allow the City staff and the community planning group to discuss the issue of attaching the antenna to the tank as opposed to putting it on a monopole.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE CUP TO CONSTRUCT THE ANTENNA. Second by Skorepa. Passed by a 4-0 vote with Vice-Chairperson McElliott and Commissioner White not present and Commissioner Quinn abstaining.

ITEM-3: Workshop - Otay Mesa Auto Dismantling Yards - Workshop held.

The Planning Commission recessed at 12:00 p.m. and reconvened at 1:43 p.m.

ITEM-4: UCSD THORNTON HOSPITAL HELIPORT, CONDITIONAL USE PERMIT NO. 93-0492.

Glenn Gargas presented Planning Department Report No. P-94-190.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THIS CONDITIONAL USE PERMIT. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson McElliott and Commissioner White not present.

ITEM-5: 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.

Nick Oslar presented Planning Department Report No. P-94-185; Ann Hix, Keith Greer gave a review of the MSCP situation on this project and the rationale for this planning based on the MSCP.

Testimony in favor by:

Mike Madigan, Pardee Construction. Requested that the Planning Commission recommend approval to the City Council and stated that he resented the statement made that the applicant has not worked with staff in trying to come to some compromise. Pardee has worked with staff and property owners to come to an agreeable compromise.

Doug Boyd, T&B Planning Consultants. Talked to the Council Policy 600-40 and how the applicant did in fact follow this policy in their planning. Neighborhood 8A is consistent with the Precise Plan and the General Plan for land use. Mr. Boyd urged the Commission to recommend approval to the City Council at this time. The proposal for the amendment to realign Carmel Valley Road was proposed a long time ago and approved.

Mike Miller, Miller Design and Loma Sorrento Investors Group. He is one of twenty two partners who own property for 20 years now on the site. They are all concerned that they are not going to be able to develop their property and offered two alternatives. Suggested that the City consider one of these alternatives, or buy the property.

Bruce Beaton, Mesa Top Properties. Talked about the property he bought for an investment. Requested the commission give him the opportunity to develop his property.

Julie Dillon-Roberts, partner with Bruce Beaton in Mesa Top Properties. Explained how long this permitting process has been going on for four years now. Met with the Community Planning Group with plans to develop this property and it was approved by this group. CPG encouraged them to go ahead with the single family zoning. MSCP plan has been taken over all planning and is not allowing any development.

Arnie Cohen, Larry Lessie, Tara Kennedy, property owners. Expressed how frustrated they are in not being able to develop their property and how this process is going on-and-on and getting nowhere.

Planning Commission recessed at 4:16 p.m. and reconvened at 4:27 p.m.

Testimony in opposition by:

Jan Fuchs, Carmel Valley Community Planning Board. Advised that the Planning Board did not approve this project. Spoke to the EIR issues and the MSCP.

Anne Harvey, Carmel Valley Community Planning Board. Spoke to the area and the environmental concerns and the density of this entire area and what is really needed is a resource based park; she requested staff to look into the possibility of this for park space.

John Dean, Carmel Valley Community Planning Board. Discussed the road going through and through his property. He was told for years that there would not be a road there and he asked about the gas lines underneath. Everything has changed since the original permits and plans were developed and all those who purchased originally have to change all their plans.

Norma Sullivan, San Diego Audubon Society. Expressed his feelings that this area is just too sensitive and is very pleased to see MSCP project working and the City making a commitment.

Craig Adams, Sierra Club, San Diego Chapter. Approval of this project would have large implications as it related to other projects in the region. Supports staff's conclusions and recommendations.

Michael Wells, Associate Resource Ecologist, Calif. Dept. of Parks and recreation. Expressed his feelings that this is a very important wildlife area and the only corridor to the east. Wildlife will continue to degenerate if this corridor is not maintained.

Diane Valentine, resident. She donated one third of her property to preserve those same species that are now being destroyed if the City allows this land to be developed.

Allison Rolfe, concerned citizen. She is very concerned about the environmental issues involved with this project and would recommend denial to City Council.

Mike Kelly, Friends of Los Penasquitos Canyon Preserve. Discussed the lack of dedicated open space in the City. Biodiversity of San Diego is vital in this area and the linkage in the MSCP process. Send this back to the Planning Department and work out a specific plan.

Bill Meyer, A.G. Land Association. Spoke to potential project alternatives.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO CONTINUE FOR ADDITIONAL INFORMATION THAT SUBSTANTIATES THE FINDING THAT IT IS NOT ECONOMICALLY FEASIBLE TO PROVIDE THE APPROPRIATE MITIGATION FOR THIS PROJECT; PROVIDE MORE INFORMATION ON COUNCIL POLICY 600-40. Second by Quinn. Failed by the following vote: Yeas-Benn, Quinn, Bernet; Nay-Skorepa; Commissioner Neils abstaining and Vice-Chairperson McEllitot and Commissioner White not present.

MOTION BY SKOREPA TO DENY THE PROJECT. Second by Bernet. Failed by the following vote: Yeas-Skorepa, Bernet; Nays-Benn, Quinn; Commissioner Neils abstaining and Vice-Chairperson McElliott and Commissioner White not present.

Item trailed to November 10, 1994 as unfinished business.

ITEM-6: 1525 TORREY PINES ROAD. APPEAL OF THE PLANNING DIRECTOR'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 93-0265.

Coleen Frost gave a brief review of the status of this project since it was last heard on October 20, 1994.

Testimony in favor of the appeal:

Robert Stubbs, resident. Showed photos and illustrated where his home is in relationship to the house in question, and expressed his feelings that the findings cannot be made in the EIR. He and the neighbors feel there would be substantial impact on their view if the house is removed.

David Swarens, SOHO. (Save Our Heritage). Also expressed his feelings that the EIR is incorrect and the findings cannot be made.

Testimony in opposition to the appeal:

Marie Lia, representing the property owner. Explained the rules and regulations as to how the Historical Site Board has the authority to determine where a structure goes and why and how the local government gets involved. Also explained that this house is the only source of income for Mrs. Mertz and requested that the house be moved to Poway. Explained why the house should be moved as reconstruction on this site is impossible.

Roger Mohling, resident. He is the gentleman responsible for wanting to move the house to Poway. Wants to reconstruct this historical house and was fascinated with it and is excited to move it. He has designed heritage parks in other areas in the past.

Bernard Hosie, resident. Feels that the house should be moved as it is getting more and more decrepit each day.

Robert Mosher, architect and resident. Requested that the house be moved as it is a terrific solution to this problem to preserve it and urged the Commission to please consider this move.

Betty Hosie, resident. Read letters from neighbors in surrounding homes requested that the house be moved to Poway.

Dick Smith, La Jolla Community Planning Association. He too urged the Commission to allow local government to do its job and have the house moved.

Sherry Bloom, Real Estate agent for this home. Showed the Commissioners how much work has been done on the sale of this house and would like very much to see it moved.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO STATE FOR THE RECORD THAT THE EIR HAS BEEN REVIEWED AND CONSIDERED, CERTIFY THE EIR, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, EXCEPT TO DELETE FROM IT, THE REFERENCE TO THE ESCROW, AND DENY THE APPEAL AND APPROVE THE COASTAL DEVELOPMENT PERMIT. Second by Benn. Failed by the following vote: Yeas-Benn, Neils, Bernet; Nays-Quinn, Skorepa. Therefore the decision of the lower body stands.

ADJOURNMENT:

The Planning Commission was adjourned at 6:04 p.m. by Chairperson Bernet.