

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 8, 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 8:30 a.m. The meeting was recessed at 12:23 p.m. and reconvened at 2:07 p.m. The meeting was adjourned at 4:29 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-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-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. - Zoning Code Update Workshop. Workshop held.

ITEM-2: APPROVAL OF MINUTES OF NOVEMBER 17, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF NOVEMBER 17, 1994. Second by White. Passed by a 6-0 vote with Commissioner Benn abstaining as she was not present at that meeting.

ITEM-2A: DIRECTOR'S REPORT - nothing to report.

ITEM-3: INITIATION OF AN AMENDMENT TO THE STONECREST SPECIFIC PLAN TO REDESIGNATE 100 ACRES FROM OFFICE, LIGHT INDUSTRY, COMMUNITY COMMERCIAL AND COMMUNITY SERVING USES TO RESIDENTIAL.

Nick Osler presented Planning Department Report No. P-94-204.

Testimony in favor by:

Jim Omsberg, California Pacific Homes, applicant.

Discussed the letter dated December 7, 1994 presented to the Planning Commission requesting the addition to the staff report establishing a target date of August 31, 1995 for the consolidated hearing date for 1995 and allow staff to work with the applicant to meet this date.

Kathy Gaustad, Serra Mesa Planning Group. Advised the Commission of her group's support for this project. Facilities for this site will be in the Serra Mesa Community Plan and expressed concern about these fees. Requested that staff make sure enough money is put aside for this development and not take it away from the Serra Mesa Plan area.

Public Testimony was closed.

COMMITTEE ACTION:

MOTION BY BENN TO APPROVE THE INITIATION AND DENY THE REQUEST TO WAIVE THE CONSOLIDATED HEARING DATE, AS RECOMMENDED BY STAFF. Second by McElliott. Passed by a 7-0 vote.

MOTION BY BENN TO APPROVE LANGUAGE FOR THE TARGET DATE OF AUGUST 31, 1995 AS THE CONSOLIDATED HEARING DATE FOR 1995 AND ALLOW STAFF TO WORK WITH THE APPLICANT TO MEET THIS DATE. Second by McElliott. Failed by the following vote: Yea-Benn, McElliott; Nay-Quinn, Neils, White, Skorepa, Bernet.

MOTION BY WHITE TO APPROVE LANGUAGE SUBMITTED BY THE APPLICANT TO ESTABLISH THE TARGET DATE OF AUGUST 31, 1995 FOR THE CONSOLIDATED HEARING DATE FOR 1995 AND ALLOW STAFF TO WORK WITH THE APPLICANT TO MEET THIS DATE, AND INCLUDE LANGUAGE PROVIDED BY THE CITY ATTORNEY THAT THIS DOES NOT COMMIT THE CITY IN ANY WAY IN PROCESSING THIS PROJECT WITH THAT DATE. Second by McElliott. Failed by the following vote: Yea-White; Nays-Benn, McElliott, Quinn, Neils, Skorepa, Bernet.

ITEM-4: CONTINUED FROM OCTOBER 6, 1994. CONDITIONAL USE PERMIT/RESOURCE PROTECTION ORDINANCE PERMIT 92-0769 ACADEMY OF OUR LADY OF PEACE.

Corey Braun presented Planning Department Report No. P-94-106.

Testimony in favor by:

Anthony Cutri, applicant. Addressed the parking issues and explained that there is no on-site parking on this site now and this new plan will allow for parking for the students. Also discussed the planning for the new structure.

Marie Lia, representing the applicant. Explained the question about the historic designation for the building and the future site, and the history of same.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY McELLIOTT TO APPROVE STAFF'S RECOMMENDATION AND CERTIFY THE MITIGATED NEGATIVE DECLARATION AND APPROVE CUP/RPO 92-0769 WITH THE FOLLOWING MODIFICATIONS: THE ELEVEN PARKING SPACES WILL BE REMOVED; THE ENTRANCE WAY BE PRESERVED AND THAT THE GATE AND OTHER ISSUES BE PRESERVED AND NOT MOVED; CLARIFICATION THAT THE CONSTRUCTION OF THE NEW MAIN ENTRANCE IS A PEDESTRIAN ENTRANCE; AND STIPULATE THAT STUDENT PARKING WILL BE FREE. Second by Neils. Passed by a 7-0 vote.

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

Ples Felix of the Redevelopment Staff and the City Attorney gave a brief presentation of the actions taken by the Commission previously, and what is expected of them with this new action.

Testimony in favor by:

Ralph Ditts, Chairman, PAC. Discussed the blighted areas and the process involved with getting these areas established as part of the boundaries.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE STAFF'S RECOMMENDED BOUNDARIES. STAFF WAS DIRECTED TO PROVIDE THE COMMISSION, IN THE FUTURE WITH CLARIFICATION AS TO WHAT THE COMMISSION'S OPTIONS ARE IN THIS REGARD. THE CITY ATTORNEY WAS REQUESTED TO COME BACK TO THE COMMISSION IN THE FIRST QUARTER OF 1995 TO ADVISE THE COMMISSION AS TO HOW THEY MAY ADDRESS THIS ISSUE IN THE FUTURE. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-6: SAN ANDREAS WEST - PLANNED RESIDENTIAL DEVELOPMENT
PERMIT AMENDMENT/RESOURCE PROTECTION ORDINANCE
PERMIT/VESTING TENTATIVE MAP NO. 94-0437.

No staff report given.

COMMISSION ACTION:

MOTION BY WHITE TO CERTIFY THE NEGATIVE DECLARATION AND APPROVE PRD/RPO/VTM 94-0437 SUBJECT TO CONDITIONS, WITH THE FOLLOWING MODIFICATIONS/REVISIONS: PAGE 4 OF 8, ATTACHMENT 5 NO. 20 CHANGE THE WORD "LESS" TO "MORE" THAN 100 SQUARE FEET; PAGE 7 OF 8, ATTACHMENT 5 NO. 30 B., REGARDING THE FIRE RESISTIVE EAVES, STAFF AND APPLICANT TO WORK OUT REQUIREMENTS; REQUEST THE APPLICANT AND STAFF TO WORK TOGETHER TO ARTICULATE THE NORTHERLY BLANK WALLS, OR ZERO LOT LINE WALLS SO FRONT OF HOMES WHICH ARE MORE NOTICEABLE TO THE NEIGHBORHOOD ARE MORE ATTRACTIVE. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

The Planning Commission recessed at 12:23 p.m. and reconvened at 2:07 p.m.

ITEM-6: PROPOSED AMENDMENT TO THE FRAMEWORK PLAN FOR THE NORTH CITY FUTURE URBANIZING AREA.

Anna McPherson presented Planning Department Report No. P-94-214.

David Kreitzer, Save America's Finest City. Expressed his concerns that this amendment will apply only to subarea 5 and not any other subareas. Map is needed for public review and a strategy should be developed to acquire open space.

Mike McDade, David Schlacter Property. His client owns eighty eight acres and they are in support of this proposal. The City has substantial interest in going forward with the MSCP program and this is a good attempt at a practical compromise.

Kathy Tanner, Del Mar Union School District. Discussed the School District's position and the mitigation agreement as it refers to the facilities funding and that this be executed with the district prior to the submittal of any proposed specific plan.

Sylvia Hampton, League of Women Voters. Support of action of specific plan for subarea plan only. Would like a provision included which provides financing compensation for the land owners.

Mike Kelly, Friends of Los Penasquitos Canyon. Amendment is important and it should be used as a pilot program. Most people really understand the contents of this concept as it fulfills an important process and the Commission should recommend it to the City Council.

Dave Nielsen, member Subarea 5 Plan Team. The team supports this amendment, but is extremely cautious. There is some skepticism that it will work. Development cannot happen if infrastructure funding will not be available. Not sure the City can afford to buy the land for acquisition.

Alicia Kroese, Poway Unified School District. Spoke to the school districts' concerns cooperatively regarding the public facilities and financing for specific plan.

Craig Adams, Sierra Club. This is an idea that has potential and could work but it needs work. It has some potential in only SubArea 5 but there is serious questions like public facilities that need additional attention. The public needs more time to review this amendment.

Tom Steinke, Pardee Construction Co. Property owner in subarea 5 as well as subarea 3. Discussed the zoning features in this specific plan. MSCP reduced density and reduced infrastructure plans. This specific plan process should be included within the framework plan. Use of this plan should not be limited to sub area 5 as it is not topically unique to other subareas.

Randy Coopersmith, Bougainvillea Project. Largest property owner of 350 acres. Subdivided in 1989 for a golf course, etc. and it was deemed complete subject to a few changes in the RPO. They went through revised descriptions in plans, moratorium of processing, MSCP, etc and now this. While they support it they don't know what it will achieve.

Jan Fuchs, resident. Supports the amendment with some cautions; overall is pleased that there is an opportunity to do something and feels this is an MSCP driven program. Environmental tiers should be the basis for this plan. Minor modifications should be made to this plan, however.

Testimony in opposition by:

Jay Powell, resident. Will not be in support of this amendment as it needs more work. He would like some assurance of what is going to be preserved in this area and how is anyone going to benefit from it. Would expect equality and fair treatment. Request that the Commission not proceed with this today.

Fred Buenavista, resident. Gave his background and schooling and explained that he is extremely familiar with open spaces and green belts. City has destroyed most of the open space and a lot of people are leaving San Diego because of what's happened in the City.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO CONTINUE TO FEBRUARY 2, 1994 AT 1:30 P.M. FOR ADDITIONAL INFORMATION. Second by Quinn. Passed by a 5-2 vote with Chairperson Bernet and Commissioner White voting nay.

ITEM-8: WORKSHOP - LAND DEVELOPMENT ZONING CODE UPDATE.
Workshop held.

ADJOURNMENT:

The Planning Commission was adjourned at 4:29 p.m. by Chairperson Bernet.