

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
APRIL 29, 1993  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Acting Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 3:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Ralph Pesqueira-present  
Commissioner Lynn Benn-present  
Commissioner Scott Bernet-present  
Commissioner Verna Quinn-present  
Commissioner Edward Reynolds-present  
Commissioner Frisco White-present  
Ernest Freeman, Planning Director-present  
George Arimes, Assistant Planning Director-not present  
Janis Sammartino, Chief Deputy City Attorney-present  
Ann Hix, Principal Planner, Development and  
Environmental Planning-present  
Mike Stang, Principal Planner, Community Planning-present  
Tom Story, Deputy Planning Director, Development and  
Environmental Planning-present  
Ron Friedman, Principal Planner, Development and  
Environmental Planning-present  
Hossein Ruhi, Engineering and Development-present  
Mary Lee Balko, Deputy Director, Park and Recreation-present  
Dave Flesh, Clean Water Program-present  
Jeannette Santos, Recorder-present

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ITEM-1 ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.

**Commissioner Scott Bernet** stated received in the packets a copy of a letter from the Historical Site Board regarding the construction of a new House of Hungary in the House of Pacific Relations/International Cottage area of Balboa Park. This matter referred to staff, and will report back on May 13, 1993.

ITEM-1A FISCAL YEAR 1994 BUDGET REDUCTIONS.

**Ernie Freeman**, Planning Director, discussed the memo dated April 23, 1993 relating to the Planning Department budget and reduction in staff. He announced the forming of a new division, the Land Use and Facilities Planning Division, by combining Facilities Financing, Community Planning, and Strategic Planning and Design, effective July 1, 1993.

The Planning Commissioners addressed their concerns relating to the cuts last year and this year. That the Planning Department has been heavily impacted in the budget cuts for the last three years. Acting Chairman **Pesqueira** stated that Mr. Freeman keep the Planning Commission informed to the budget process, the meetings with City Council. That a workshop on a quarterly basis, open to the public be held with Mr. Freeman and the Planning Commission, a summary how things are going, and what direction we are going.

**Ernie Freeman** stated will come back and discussed the suggestions presented by the Planning Commissioners.

ITEM-1B APPROVAL OF MINUTES OF APRIL 8, 1993.

**COMMISSION ACTION**

On motion of **VERNA QUINN**, seconded by **LYNN BENN**, the Commission voted 6-0 to approve the minutes of April 8, 1993.

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ITEM-2      CONDITIONAL USE (CUP)/COASTAL DEVELOPMENT (CDP) PERMIT  
&2A          NO. 90-1106.      HUGHES NETWORK SYSTEMS.      PROJECT  
DESCRIPTION: SATELLITE ANTENNAS.   LEGAL: LOT 28 OF MAP  
NO. 11954.   LOCATION: PACIFIC CENTER COURT.   APPLICANT:  
HUGHES NETWORK SYSTEMS.   PROCESS 5.

This item continued from February 25, 1993 and April 1, 1993. Planning Department Report No. P-93-036.

**Acting Chairman Pesqueira** stated listened to the tapes and will participate on this item. That public testimony was closed.

**SHELLY KILBOURN** stated the Planning Department staff met with the applicant to discuss the revisions to the plan, and presented revised drawings of the project. That the revisions to the plan will be incorporated prior to the City Council hearing.

**COMMISSION ACTION**

On motion of **SCOTT BERNET**, seconded by **FRISCO WHITE**, the Commission voted 6-0 to approve staff recommendation, and the revised drawings to the project.

ITEM-3      PLANNED INFILL RESIDENTIAL DEVELOPMENT (PIRD)/RESOURCE  
3A&3B        PROTECTION ORDINANCE (RPO) AND TENTATIVE SUBDIVISION MAP  
(TM) 91-0626.   CERTIFY MITIGATED NEGATIVE DECLARATION NO.  
91-0626.   HALIFAX ESTATES.   PROJECT DESCRIPTION: 27 UNIT  
INFILL PROJECT.   LEGAL: LOTS 2615 AND 2616 OF ALLIED  
GARDENS UNIT NO. 13.   LOCATION: HALIFAX STREET.   ZONE:  
R1-5000 TO R1-5000.   APPLICANT: KAZEROUNI INC.   PROCESS  
4.

**TRACY ELLIOT-YAWN** presented Planning Department Report No. P-93-060, subject to conditions, and memo dated April 28, 1993, Tentative Map (TM) 91-0626.

**ROBERT KNOTH**, representing Navajo Community Planners. He discussed the letter dated April 25, 1993 from the Navajo Community Planners, stated in favor of the project subject to 10 conditions if agreed to by the developer.

**DOUGLAS FESS**, architect for the project, said prior to the motion of the Navajo Community Planners, the developer was asked if agreed to the 10 conditions? We stated did not agreed with condition #4, the lowering of a few homes concerning private views; then the vote was taken. Mr. Fess gave a brief background of the project to present, and in favor of the project.

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**DONALD TEEMSMA**, representing himself, and supported the 10 conditions of the Navajo Community Planners, and condition #4, lowering the level of the lot by 3 feet, in opposition to the project.

**THOMAS ODIERNO**, representing himself, wife, and Dick Chase. He spoke in opposition to the project, the geological condition of the canyon.

**JOAN BOYER** presented a view model, and distributed a letter dated, April 28, 1993, regarding traffic, open space, and toxic on the site, in opposition to the project.

**DORIS LEWIS** spoke in opposition to the project. She had concerns about the drainage from their property to the property below.

**BARBARA MASSEY** spoke in opposition to the project, that the Mitigated Negative Declaration proposes to remove all the hazardous fill in the canyon, and refill it, address the concern to wildlife.

**SEAN HAUG**, representing himself and neighbors, spoke in opposition to the project.

**LINDA WILLIAMS**, representing herself and husband, spoke in opposition to the project. She presented a letter with concerns to the proposed P.I.R.D.

**MARY FERGUSON** spoke in opposition to the project, addressed the concern to density of the homes on lots 9 through 13. She presented photos showing floor elevation.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**REYNOLDS** not present) to deny the project.

**RECESS, RECONVENE**

The Planning Commission recessed at 11:10 a.m. and reconvened at 11:15 a.m.

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ITEM-4 SANTA CLARA BOAT LAUNCHING RAMP (RPO 92-0396).

This item removed from agenda indefinitely.

ITEM-5 This item removed from agenda.

ITEM-6 INITIATION OF AN AMENDMENT TO THE MISSION VALLEY COMMUNITY PLAN - RIO VISTA WEST.

MARY WRIGHT presented Planning Department Report No. P-93-026.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of FRISCO WHITE, seconded by LYNN BENN, the Commission voted 5-0 (REYNOLDS not present) to approve staff recommendation to initiate.

ITEM-7 DENNERY RANCH PRECISE PLAN, COMMUNITY PLAN AMENDMENT. ENVIRONMENTAL IMPACT REPORT DEP NO 88-0785. VESTING TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, AND RESOURCE PROTECTION OVERLAY/HILLSIDE REVIEW PERMIT NO. 88-0785. PROCESS 5.

THERESA WILKINSON presented Planning Department Report No. P-93-069 and distributed changes to the Vesting Tentative Map VTM 88-0785.

TIM O'GRADY, representing the applicant, spoke in favor of the project. He gave a brief background of the project, and stated there are two issues involved the airport and the Gnatcatcher.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of FRISCO WHITE, seconded by SCOTT BERNET, the Commission voted 5-0 (REYNOLDS not present) to deny project based on the airport issue, and clarification of the Gnatcatcher.

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ITEM-8 PROPOSED REZONINGS IN THE NAVAJO COMMUNITY. REVIEW AND CONSIDER NEGATIVE DECLARATION NO. 93-0197. PROCESS 5.

**JENNIFER CHAMPA** presented Planning Department Report No. P-93-009.

**TOM MARTIN**, representing Navajo Community Planners, Inc. stated the northern portion of this property currently listed in our community plan as open space, that the R1-5000 zoning on the open space portion be changed to R1-40000, and the lower half be changed from R1-40000 to R1-5000. The Navajo Planners voted unanimously to support this rezoning.

**GERRY BRAUN**, property owner, in favor of the project to be consistent with the community plan.

**RICHARD BALDWIN**, representing himself, Judy Gervais, and Robert McGinnis. He spoke in opposition to the project to the floor area ratio and rezoning.

**SHAIN HAUG**, representing himself and neighbors, stated he supported Mr. Baldwin comments, in opposition to the project.

**JOHANNA ROBERTS**, representing herself and family, spoke in opposition to the project. She addressed the issue to the quality of life, and traffic from Waring Road.

Public testimony was closed.

**COMMISSION ACTION**

On motion of **LYNN BENN**, seconded by **VERNA QUINN**, the Commission voted 5-0 (**REYNOLDS** not present) to recommend to City Council approval as amended to keep the lower portion (Pink section) at R1-40000 and change the upper portion R1-5000 to R1-40000.

**RECESS, RECONVENE**

The Planning Commission recessed at 12:05 p.m. and reconvened at 1:30 p.m. in the Mayor's Closed Session Room.

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ITEM-9 MULTI-SPECIES CONSERVATION PROGRAM. WORKSHOP.

**ANN HIX** presented Planning Department Report No. P-93-074.

**MARY LEE BALKO**, Deputy Director, Park and Recreation Department, presented a slide presentation and gave an overview on the Multiple Species Conservation Program.

**DAVE FLESH**, MSCP Project Manager, Clean Water Program, gave a brief history of the City's Multiple Species and Conservation Program, and distributed MSCP Working Group members

**JERRE STALLCUP**, MSCP Consultant and biological analyst of the project. She gave a brief overview to the areas that are in the jurisdiction within the MSCP Study area.

**MIRIAM KIRSHER**, Planning Department, discussed the preservation of existing land use techniques, in all public and private lands.

**ADJOURNMENT**

The Planning Commission adjourned at 3:00 p.m., and will reconvene on Thursday, May 13, 1993.