

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 16, 1994
AT 9:00 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 9:06 a.m. The meeting was recessed at 12:30 p.m. and reconvened at 1:52 p.m. The meeting was adjourned at 4:52 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
Tom Story, Deputy Director, Development and
Environmental Planning-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 was present to speak.

Comment by Vice-Chairperson McElliott advising that she listened to the tapes on the items to be heard at this meeting and also requested clarification on some of the items brought up at the Zoning Code Update Workshop. Ms. McElliott requested Mr. Freeman advise the Commission on the status of the memo he was going to send to Council Member Roberts to determine who gave what directive to staff and the outcome. Commissioner Neils advised that he did speak to Council Member Roberts and it was suggested that Commissioners Neils, McElliott and White meet with staff and the Council Member to discuss this matter as to where we currently are in the process and establish a time line. Date of this meeting to be determined.

Mr. Freeman requested that during this comment phase of the meeting that he be allowed to report on specific issues of follow up to keep the Commission up to date on existing and new issues. It was determined that it should be placed on the Commission docket, expand Item I to be announcements from the public, followed up by the Director's report on items he wants to bring forward.

Mr. Freeman advised the status of the Park & Ride in Mira Mesa. On-going sale of autos are being used to generate revenue and provide security for the lot. Staff to report back to the Commission with additional information.

ITEM-2: APPROVAL OF THE MINUTES OF JUNE 2, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE WITH THE MODIFICATION TO PAGE FOUR WHERE WORDING STATES "PLANNING CONDITION" AND SHOULD READ "PLANNING COMMISSION". Second by White. Passed by a 7-0 vote.

COMMISSIONER QUINN RESCINDED HER MOTION OF JUNE 2, 1994 REGARDING THE MINUTES OF MAY 26, 1994 REFERRING TO A LETTER FROM FRED COLEMAN WHICH SHOULD HAVE BEEN COLEMAN CONRAD.

ITEM-2A: MIRAMAR AND PADGETT BUSINESS CENTER, REZONE AND PCD PERMIT, CASE NO. 93-0550 MIRAMAR METROPLEX, REZONE AND PCD PERMIT, CASE NO. 93-0551 MIRAMAR COMMERCIAL CENTER, REZONE AND PCD CASE NO. 93-0552 MIRAMAR HOME IMPROVEMENT CENTER, REZONE AND PCD PERMIT CASE NO. 93-0618.

Tom Story gave an overview of the status of this project and the subsequent report and memo submitted to the Commissioners dated June 16, 1994. Additional changes have been made since that memo and will be provided at this meeting.

Testimony in favor by:

Doug Boyd, representing T&B Planning Consultants. Reviewed all the new and modified conditions and expressed his concerns and requests on those conditions not mutually agreed upon.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUE TO JUNE 23, 1994 AT 1:30 P.M. TO REVISE ALL PERMITS AND RESOS FOR RESUBMITTAL TO THE PLANNING COMMISSION FOR CLARIFICATION AND APPROVAL. IF MATERIAL IS NOT AVAILABLE FOR DELIVERY TO THE COMMISSIONERS BY FRIDAY, JUNE 17, 1994, THEN THE ITEM WOULD BE HEARD AT THE NEXT ENSUING MEETING. COMMISSIONER WHITE REQUESTED THAT STAFF COME BACK AT THIS TIME WITH A REPORT FROM THE TRAFFIC ENGINEERING DEPARTMENT RELATIVE TO WHAT THEIR FUTURE PROPOSALS ARE, ALONG WITH SAFETY ISSUES REGARDING MEDIAN/SIDEWALKS, SITE SIGNAGE AND COMPLIANCE. Second by Neils. Passed by a 6 to 1 vote with Vice-Chairperson McElliott voting nay.

Planning Commission was recessed at 11:27 a.m. and reconvened 11:32 a.m.

ITEM-3: CHAIN RESIDENCE, COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT AND VARIANCES CASE NO. 93-0376.

Glenn Gargas presented Planning Department Report No. P-94-099.

Testimony in favor by:

Norah DeSilva, representing the applicant. Discussed the side yard set back, and the use of the "paper" street and the variances.

Allard Janson, architect. Discussed the drainage concern brought up by the Commission and the contingency plan for the sump pump.

Milo Lystine, neighbor. Explained the need for security and how important the wall would be and urged the Commission to approve as the volume of people walking through for beach access is very high.

Bill Contreras, for R.E. Hazard a neighbor. Read a letter from Mr. Hazard to the Commission expressing his support and recommending a solid 6 foot high wall.

Testimony in opposition by:

Dave Odell, representing SEA - Save Everyone's Access. Discussed the public view access and the necessary variance findings that cannot be made; walls higher than permitted, pool is closer to the bluff edge than is allowed.

Stewart Green, neighbor. Explained how the wall will obstruct his view and that he redesigned his house to maximize his view; everyone should have to adhere to the variances.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO NOT APPROVE THIS PERMIT AS CURRENTLY PRESENTED AS THE FOLLOWING FINDINGS CANNOT BE MADE: D. ON PAGE 2, ATTACHMENT 5; A. B. AND D. UNDER SENSITIVE COASTAL FINDINGS ON PAGE 2, ATTACHMENT 5; AND B. ON PAGE 4, ATTACHMENT 5. Second by Skorepa. Failed by the following vote: Commissioners Benn, Quinn and

Skorepa voting yea; Chairperson Bernet, Vice-Chairperson McElliott voting nay; and Commissioner White abstaining.

MOTION BY NEILS TO APPROVE THE PERMIT WITH A REQUIREMENT TO ALLOW THE VARIANCE FOR A FOUR FOOT SIDE YARD AS OPPOSED TO TEN FEET, THAT THE SIX FOOT HIGH PORTION OF THE SIDE YARD WALL END AT A POINT THAT IS 25 FEET BACK FROM THE PROPERTY LINE. Second by McElliott. Failed by the following vote: Chairperson Bernet, Vice-Chairperson McElliott and Commissioner Neils voting yea; Commissioners Benn, Quinn and Skorepa voting nay; and Commissioner White abstaining.

ITEM IS TRAILED TO JUNE 23, 1994 AT 1:30 P.M. DUE TO A LACK OF FOUR AFFIRMATIVE VOTES.

ITEM-4: GREYSTONE HEIGHTS TENTATIVE MAP, NO. 93-0489.

COMMISSION ACTION:

MOTION BY NEILS TO CONTINUE TO JUNE 23, 1994 AT 9:00 A.M. AT THE REQUEST OF STAFF SO THAT ISSUES RELATIVE TO BRUSH MANAGEMENT COULD BE RESOLVED. Second by Skorepa. Passed by a 7-0 vote.

Planning Commission recessed at 12:30 p.m. and reconvened at 1:50 p.m.

ITEM-5: INITIATION OF AMENDMENTS TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN (LINCOLN PARK AND CHOLLAS VIEW NEIGHBORHOODS) AND THE SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN.

Kerry Vargas presented Planning Department Report No. P.-94-112; SEDC has requested a continuance for the 47th and Market site.

No public testimony was heard.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE INITIATION; AND DIRECTED STAFF TO INCLUDE A DEVELOPMENT PLAN TO ACCOMMODATE THE INITIATION WHEN IT COMES FORWARD AGAIN SINCE THE PDO REQUIRES THIS. Second by Skorepa. Passed by a 7-0 vote.

ITEM-6: REMOVED FROM DOCKET BY STAFF.

ITEM-7: MISSION BAY PARK MASTER PLAN UPDATE.

Commissioner Benn advised that she listened to the tapes and understands the issues from the previous hearing.

Chairperson Bernet advised that he had a conversation with staff members, including Steve Alexander regarding background issues on tidelands and the actions regarding the history of the special study area.

Deborah Sharpe of Park & Recreation gave an overview and provided the information requested from the commission at the last hearing: entire letter from Coleman Conrad regarding the history of DeAnza Mobile Home Park; language that the City Manager which will be recommended to the City Council in place of the PF&R motion that was made, and thirdly graphic enlargements of Bahia Point proposals to facilitate discussions.

Testimony in favor by:

Helen Duffy, Chair of the Mission Bay Committee. Spoke to the special study area and brought revised language before the Commission for this area.

Robert Gleason/Anne L. Evans, architect and owner. Discussed the regional redevelopment and plans for the Bahia Hotel.

Steve Alexander, Chair of the Mission Bay Committee. Supports height limit issue; and discussed the special study area.

Testimony in opposition by:

Billy Paul, nearby resident. Spoke to the parking spaces and the bike path issues. Requested that the Commission strongly consider the wetlands issue and that we do not allow the height to go over 30 feet.

Jim Dawe, representing DeAnza Group. Addressed the issue of the mobile home park and the chronology of same.

Lew Wolfsheimer, representing DeAnza Mobile Home residents. Advised the Planning Commission of the rent situation through the years and how the Mayor (Golding) requested that the City and the residents work together for a mutually agreeable solution.

Ted Paul, President of the Home Owners Association. Requested the Commission look at the issue of the relocation of residents and the sale of their property.

Jim Peugh, Audobon Society. Discussed marsh area in the Campland area and the boat ramp design.

COMMISSION ACTION:

MOTION BY NEILS TO RECOMMEND TO THE CITY COUNCIL THAT THEY CERTIFY THE ENVIRONMENTAL IMPACT REPORT, APPROVE THE MASTER PLAN, AS PRESENTED TO THE PLANNING COMMISSION WITH THE STAFF RECOMMENDATIONS, (EXCEPT THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES) ALONG WITH THE FOLLOWING MODIFICATIONS AND/OR ADDITIONS: THAT THE DANA SSA BE DELETED; SUPPORT THE EXPANSION OF THE DEANZA SSA CONSISTENT WITH THE REVISED LANGUAGE WHICH WAS PRESENTED TO THE PLANNING COMMISSION IN THE MEMO FROM DEPUTY CITY MANAGER HERRING, DATED JUNE 15, 1994 WITH THE FOLLOWING MODIFICATIONS: THE LAST PARAGRAPH THAT STARTS "PRIOR TO THE CITY'S FINAL ADOPTION..." BE DELETED IN ITS ENTIRETY, AND FURTHER THAT IN THE IMMEDIATELY PRECEDING PARAGRAPH IN THE FIRST SENTENCE THAT READS, "IT IS RECOMMENDED THAT...", REVISE WHERE IT BEGINS "AND TO ACCOMMODATE A MINIMUM OF 80 ACRES...", TO READ "TO ACCOMMODATE A MINIMUM OF 80 ACRES OF NEW WETLANDS CREATION WITHIN THE SSA". WITH RESPECT TO BAHIA POINT, THE PLANNING COMMISSION'S RECOMMENDATION BE THAT THE VEHICULAR DROP-OFF AT THE NORTH END OF THE POINT BE MAINTAINED; THAT THE ROADWAY ITSELF BE KEPT AT LEAST WIDE ENOUGH TO ACCOMMODATE BOTH

Motion revised
at 7/7/94 hearing.
(LL)

TWO LANES OF VEHICULAR TRAFFIC PLUS WIDE ENOUGH TO ACCOMPLISH HEAD-IN PARKING, NOT PARALLEL PARKING; HEAD-IN PARKING ON AT LEAST ONE SIDE OF THE ROAD, AND THAT PREFERABLY BE THE WEST SIDE OF THE ROAD, CLOSEST TO THE HOTEL, AND THAT THE NUMBER OF PARKING SPACES BE AT LEAST 120, BUT AS MANY AS THEY CAN GET IN THAT KIND OF A CONFIGURATION; AND THAT IF IN THE REVISED PLAN, IF THERE IS GOING TO BE A CONTINUOUS PATH AROUND BAHIA POINT, THAT THE PATH BE NOT WIDER THEN 10 FEET AT ANY PART OF THE PATH AS IT GOES AROUND BAHIA POINT; Second by White. Passed by a 7-0 vote.

MOTION BY NEILS TO ACCEPT THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES AS PROPOSED IN THE DESIGN GUIDELINES TO ADD THAT TO THE LANGUAGE OF THE PLAN AS WELL, ALONG WITH LANGUAGE TO ACKNOWLEDGE THAT THIS LANGUAGE DOES NOT ELIMINATE THE EXISTING LEGAL REQUIREMENT FOR ANY PROVISION FOR HEIGHT IN EXCESS OF 30 FEET. Second by White. Passed by a 5-2 vote with Commissioners Benn and Quinn voting nay.

ADJOURNMENT:

The Planning Commission was adjourned at 4:50 p.m. by Chairperson Bernet.