

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 9, 1994
AT 9:00 A.M.
IN THE COUNCIL COMMITTEE ROOM, - 12TH FLOOR
CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice-Chairperson McElliott at 9:06 a.m. The meeting was recessed at 12:15 p.m. and reconvened at 1:50 p.m. The meeting was adjourned at 4:30 p.m. by Chairperson Bernet.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-present
Commissioner Lynn Benn-present
Commissioner Christopher Neils-not 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.

ITEM-2: APPROVAL OF THE MINUTES OF MAY 26, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE WITH THE MODIFICATION TO ITEM NO. 5 REGARDING MISSION BAY MASTER PLAN UPDATE REFERENCING COLEMAN CONRAD'S LETTER. IT SHOULD BE STATED THAT LETTER WAS FROM FRED CONRAD OF THE CITY ATTORNEY'S OFFICE. Second by White. Passed by a 4-0 vote with Chairperson Bernet not present and Commissioner Benn abstaining.

ITEM-3: REMOVED FROM THE DOCKET BY STAFF.

ITEM-4: SABRE SPRINGS PARCELS 26 AND 27 - PROPOSED VESTING TENTATIVE MAP (VTM) AND PLANNED COMMERCIAL DEVELOPMENT (PCD) PERMIT NO. 92-0686 FOR THE SUBDIVISION OF A 6.0-ACRE SITE INTO FIVE LOTS. LOT 1 IS PROPOSED AS A SERVICE STATION SITE, LOTS 2-4 ARE PROPOSED TO BE DEVELOPED WITH 72 MULTI-FAMILY RESIDENTIAL UNITS. LOT 5 IS PROPOSED AS A NON-BUILDING LOT. THE SITE IS LOCATED ON THE SOUTHWEST CORNER OF POWAY ROAD AND SPRINGBROOK DRIVE WITHIN THE CN AND CO ZONES. SABRE SPRINGS COMMUNITY PLANNING AREA.

Bill Tripp presented Planning Department Report No. P-94-093.

Testimony in favor by:

David Poole, representing Pardee Construction.
Discussed the two parcels Pardee owns and explained that since Pardee has owned this property it has not moved in the commercial zone; therefore they changed their marketing strategy to rezone it to residential.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SKOREPA TO APPROVE THE PCD AND VTM 92-0686.
Second by Quinn. Passed by a 6-0 vote with
Commissioner Neils not present.

ITEM-5: CHEVRON SERVICE STATION CONDITIONAL USE PERMIT NO. 93-0442. LOCATED ON THE SOUTHWEST CORNER OF POWAY ROAD AND SPRINGBROOK DRIVE WITHIN THE SABRE SPRINGS COMMUNITY PLANNING AREA.

Bill Tripp presented Planning Department Report No. P.-94-094.

Testimony in favor by:

Don Nelson, with Chevron Corp. Worked with Pardee for three years on this location and how it was designed to be a service station site. Answered the Commission's questions regarding the pollution concerns and car wash runoff.

David Poole, Pardee. Reiterated the zoning and use of this property.

Testimony in opposition by:

Dionne Christian, resident in area. Requested the Commission to deny the permit based on the safety concerns, necessity and preservation of the neighborhood and elaborated on same.

Dale Amato, resident in area. Expressed his concerns regarding the safety issue due to the volume of traffic; opposed to a 24 hour operation as there are other mini-marts nearby open 24 hours.

Mary Houglum, resident in area. Presented a petition against the 24 hour operation, safety investigation underway due to the volume and speed of traffic in this area.

James Shippey, resident in area. Expressed his opposition to this gas station as there is no need for another station and store so close to one another.

Lucia Poorman, resident in area. Advised that the noticing was received by only two of the home owners. Fear of the sale of liquor, if approved and possibility of crime due to vacant stores in area.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BENN TO DENY THE CONDITIONAL USE PERMIT BECAUSE WHILE NEIGHBORHOOD COMMERCIAL IS APPROPRIATE FOR THAT SITE, IN AREAS WHERE MULTI-FAMILY RESIDENTIAL EXISTS, IMPACT OF NOISE AND OTHER USES IN GAS STATIONS DO NEGATIVELY IMPACT RESIDENTIAL AREAS; THEREFORE THIS GAS STATION IS INAPPROPRIATE AT THIS LOCATION. THE FINDING THAT THE COMMISSION FEELS IS UNABLE TO MAKE IS NO. 1B WHICH READS: THE PROPOSED USE BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY, AS IT IS FELT THAT IT WOULD BE DETRIMENTAL. Second by White. Passed by a 5-0 vote with Commissioner Skorepa voting nay and Commissioner Neils not present. Passed by a 5-1 vote with Comm. Skorepa voting nay.

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ITEM-6: BAKER RESIDENTIAL LOT SPLIT - PROPOSED TENTATIVE PARCEL MAP AND VARIANCE NO. 92-0570 TO SUBDIVIDE AN EXISTING LEGAL LOT INTO TWO PARCELS, LOCATED AT 2140 HARTFORD STREET WITHIN THE R1-5000 AND CLAIREMONT MESA HEIGHT LIMITATION OVERLAY ZONES, CLAIREMONT MESA COMMUNITY PLANNING AREA.

Bill Tripp presented Planning Department Report No. P-94-095.

Testimony in favor by:

Eric Ricci, project engineer. Discussed the size and planning of the lot and grading.

Kyron Brimmer, architect for project. Discussed their compliance with the City's regulations and the planning board's in designing this house; and landscape maintenance.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO DENY THE APPLICATION FOR TENTATIVE MAP AND THE REQUESTED VARIANCE AS THE FINDINGS CAN NOT BE MET FOR THE VARIANCE AND LOT SPLIT AND DOES NOT, AS WELL, CONFORM WITH THE NEIGHBORHOOD. Second by Benn. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-7: Otay Mesa Public Facilities Financing Plan and Development Impact Fees.

Charlene Gabriel presented Planning Department Report No. P-94-110

Testimony in favor by:

Laurie McKinley, representing Otay Planning Group Facilities Committee. Encouraged the Planning Commission to recommend approval. Advised they are working with the school district staff for a mutually beneficial planning area.

Lynne Heidel, representing Santee Investments. Reviewed Santee's interest in their property of 100 acres and the planning of the high school and community parks.

Tom Silva, Sweetwater Union High School District. Discussed the joint use of the high school and the park site and the acres that the high school actually needs to work smoothly.

Janay Kruger, Santee Investments. Discussed the issue of neighborhood parks along with the housing. Requested switching P8 and P10 for park development.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS: SWITCH P-8 WITH P-10 REGARDING TIMING/ORDER OF PARK DEVELOPMENT AS THE DEVELOPMENT OF PARK SITE P-10 FIRST IS IN THE BEST COMMUNITY INTEREST AND WILL HELP MAKE THE

AREA'S HIGH SCHOOL A COMMUNITY FOCAL POINT, AS WELL AS PROVIDE POTENTIAL FOR IMMEDIATE JOINT USE OPPORTUNITIES; THAT ALL THE AFFECTED SCHOOL DISTRICTS BE INVOLVED IN WORKING OUT ISSUES REGARDING POTENTIAL NEED FOR ADDITIONAL SCHOOL SITES, AND JOINT USE OPPORTUNITIES. IN THE EVENT THAT THERE IS A NEED FOR ADDITIONAL SCHOOL SITES, THOSE SITES SHOULD BE IDENTIFIED AND ACQUIRED; THE ISSUE OF THE SEWER LINE AND WHERE IT EVENTUALLY FLOWS IS AN EXTREMELY IMPORTANT ISSUE AND MUST BE PROPERLY ADDRESSED; THAT THE ANNUAL REVIEW OF THIS PFFP BE REVIEWED FOR RECOMMENDATION BY THE PLANNING COMMISSISON PRIOR TO GOING BEFORE T&LU AND THE CITY COUNCIL. Second by Skorepa. Passed by a 5-0 vote with Chairperson Bernet and Commissioner Neils not present.

Planning Commission recessed at 12:15 p.m. and reconvened at 1:50 p.m.

ITEM-8: THE CITY OF SAN DIEGO'S PROPOSED CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 1995.

COMMISSION ACTION:

MOTION BY QUINN TO CONTINUED THIS ITEM TO JUNE 23, 1994 AT 9:00 A.M. AS THE PROPOSED CIP BUDGET WAS NOT PROVIDED TO THE COMMISSIONERS BEFORE THIS HEARING. Second by Skorepa. Passed by a 6-0 vote with Commissioner Neils not present.

ITEM-9: WORKSHOP - ZONING CODE UPDATE.

COMMISSION ACTION:

Workshop held. Another workshop will be held on July 28, 1994 at 1:30 p.m., time certain to review the first draft of the new zoning code.

ADJOURNMENT:

The Planning Commission was adjourned at 4:30 p.m. by Chairperson Bernet.