

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

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Bernet at 9:10 a.m.
The Planning Commission adjourned at 5:15 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Scott Bernet-present
Commissioner Karen McElliott-not present
Commissioner Lynn Benn-present
Commissioner Verna Quinn-present
Commissioner Andrea Skorepa-present
Commissioner Frisco White-present
Ernest Freeman, Planning Director-present
George Arimes, Assistant Planning Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Jeff Washington, Deputy Planning Director, Community
Planning-present
Rachel Hurst, Principal Planner, Community Planning-present
Ron Friedman, Principal Planner, Development and
Environmental Planning-present
Jeannette Santos, Recorder-present

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

Commissioner Frisco White addressed the issue about the Seascope condominiums in Del Mar.

Dave Odell said there should be workshops prior to the hearings on Pacific Beach Community Plan Update, and La Jolla Community Plan Update.

COMMISSION ACTION

The matter of the Seascope condominiums referred to staff, and will report back to Planning Commission.

ITEM-1A This item removed from agenda.

ITEM-2 CONDITIONAL USE PERMIT (CUP) NO. 92-0677. NEGATIVE DECLARATION NO. 92-0677. ANIMAL CENTER OF SAN DIEGO. PROJECT DESCRIPTION: ADD 3,000 SQUARE FEET PET BOARDING FACILITY. LEGAL: LOTS 14 W. PORT 15 AND 16 TRACT 892 FLORENCE HEIGHTS. LOCATION: W. WASHINGTON STREET BETWEEN: ALBATROSS STREET AND: OLST STREET. APPLICANT: CRAIG L. DIXON. PROCESS 4.

This item continued from June 24, 1993.

Chairperson Bernet stated public testimony was closed, but if there is additional new information, public testimony will be taken.

Jim Rodgers gave a brief background of the June 24, 1993 hearing, and continued due to the floor plan.

Craig Dixon, applicant, discussed his letter dated July 7, 1993, presented the revised floor plan, and available to answer questions.

Meyer Lepor, project consultant, talked about the changes in the skylights, how it will affect the noise level of the animals, and available to answer questions.

Sue Parini stated have known Dr. Dixon for over ten years, taken her pets to him and they are given best care. She said, no problem in boarding her pets three or four days, in favor of the project.

Linda Reeves stated Dr. Dixon been taking care of her pets since, 1982, valuable member to the community, and in support of the boarding facility.

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Bob Levin said has a 25 lb. dog, and stays at the boarding facility, in support of the project.

Everett Banks, representing himself and daughter, said has two cats, they receive great care. He spoke in support of this project.

Darwin K. Davis said Dr. Dixon has been their pet veterinary for eight years. He spoke in favor of the project, to have a boarding facility nearby will benefit the community.

Richard Calver spoke in opposition to the facility. He said to have a use that is inconsistent with the residential area, the noise, and walking areas of the animals that will be boarded there.

Randy Fredrickson spoke in opposition to the noise, number of animals that will boarded, exercise area, odor, and sanitary issue of the animals.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 5-1 (Benn voting in the negative with McElliott not present) to approve as amended to the condition by Commissioner Neils, 1) keep the animals that are being boarded downstairs on the property, require daily clean up of solid waste, as amended by Commissioner Skorepa, 2) Planning Department staff monitor, if there are any noise, zoning or code complaints, in a year; as amended by Commissioner Bernet, 3) one year review after occupancy of second story; and; 4) additional conditions of skylights, 15%, double layer skylights, and noise control on the first floor.

RECESS, RECONVENE

The Planning Commission recessed at 10:15 a.m. and reconvened at 10:25 a.m.

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OTHER BUSINESS

Chairperson Bernet said regarding the Regulatory Relief items that was before Planning Commission, June 17, July 1, and July 8, 1993, that Commissioner Neils had some changes.

Commissioner Neils stated before the Commission approve, they modified or amended the recommendation. He requested to correct several recommendation language to the memo dated July 14, 1993, from Ernest Freeman, Planning Director, before the report is forward on to the City Council. Changes to be made on the following:

- Subitem J to change approve to approve as modified.
- Subitem L to change approve to approve in part.
- Subitem O the language in the Remarks from City Attorney has determined that this ordinance is no longer valid. Commission recommend add: recommends repeal of existing ordinance and adoption of a new ordinance.
- Subitem Q to change approve to approve in modified form.
- Subitem R to change approve to approve in modified form.
- Subitem S to change approve to approve in modified.
- Subitem T to change approve to approve as modified.
- Subitem V to change appeal to approve that recommendation.
- Subitem AA to change approve to approve as modified.
 - 1) the Commission voted 7-0 to retain the 14 days on the final environmental document.
 - 2) the Commission voted 6-1 to recommend to City Council to approve staff recommendation to delete the required 21 days public review period for the addenda.
- Subitem BB to change approve to approve as modified.

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ITEM-3 COLLEGE COMMUNITY REDEVELOPMENT PLAN, COMMUNITY PLAN AMENDMENT, REZONES, NEW DEVELOPMENT PERMIT ENTITLEMENTS PROCESS AND FACILITIES FINANCING PLAN; AND REZONE INITIATION. WORKSHOP.

This item continued from July 1, 1993.

Ron Smith presented Redevelopment Agency of the City of San Diego Report No. P-93-107.

Jeff Valder, Planning Department presented the proposed community plan amendment and rezones for the project. He requested that the Planning Commission approve to initiate the proposed rezones.

Gary Hess, Facilities Financing spoke on the financing plan of this project.

John Bridges, Environmental Consultant, Redevelopment Agency, available to answer questions.

Paul Robinson, San Diego State University Foundation, gave a brief overview of this project.

Steve Bloom, San Diego State University Foundation, presented a slide presentation on this project.

COMMISSION ACTION

Hearing is scheduled for August 5, 1993, at 9:00 a.m.

ITEM-4 PACIFIC BEACH COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, PUBLIC FACILITIES FINANCING PLAN, ENVIRONMENTAL IMPACT REPORT, AND ASSOCIATED ZONING ACTIONS. PROCESS 5.

Kerry Varga presented Planning Department Report No. P-93-131.

Commissioner Benn had concerns regarding the environmental document because of the letter dated May 11, 1993, from the Coastal Commission staff.

Kerry Varga said the letter from the Coastal Commission was an attachment to a community letter. The letter from the Coastal Commission was not a letter in response to the environmental impact report. Coastal Commission staff respond to their review of the La Jolla Community Plan.

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Commissioner Benn asked the Coastal Commission did not respond to the EIR?

Kerry Varga said no, this was a response to the La Jolla Community Plan Update.

Commissioner Neils said he had the same concerns as Commissioner Benn.

Jim Magot, representing Pacific Beach Planning Committee. He gave a brief background to the processing of the plan update, and thanked Kerry Varga for her assistance.

Lorraine Trup said was in favor, but when it was stated the committee voted to eliminate auto traffic across Pacific Beach Drive, not to support.

Jim Dawe, representing DeAnza Entities, which lease property at the northeast corner of Mission Bay. He said staff proposed community plan includes a portion of one of the three leases, that is the Campland lease. We were unaware that any portion of the lease hold interest were included in the Pacific Beach Community Plan update, need time to review and respond.

Pat Flynn Jr. addressed the inclusion of realignment of Pacific Drive, and the creation of two pocket parks as designed by John Oleinik. He spoke in opposition to street widening.

John Oleinik, subchair, Pacific Beach Community Planning Group, Park subcommittee. He presented drawings of pocket parks, possibly be developed along with the relocation of Community Gardens, that the community can design the parks themselves.

Ken Kellogg, Chair, Commercial Subcommittee, representing property owners on Mission Blvd. He said this area in 1988 did not go through the LCP, control by the state. The state controls the coastal hearings.

Max Treece spoke in opposition to the proposed transit corridor density increases to Felspar.

Eve Small, resident, and business owner. She spoke in opposition to the traffic, street widening of Garnet Avenue to six lanes between Soledad Mountain Road and East Mission Bay Drive.

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Catherine Strohlein said spent eight years on the Pacific Beach Planning Committee, gathering information, listening to public input, She spoke in opposition how the plan was assembled.

Al Strohlein spoke in opposition to the plan update, that the community was not involved.

James Morrison spoke in opposition to street widening, regulatory relief and zoning.

Chairperson Bernet stated Regulatory Relief will affect the communities of Pacific Beach and La Jolla. Regulatory Relief is scheduled for City Council hearing, August 10, 1993. The Planning Commission had a very difficult schedule and worked through that schedule, made recommendation, and Process 5. Public can attend the hearing and express your concerns.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Andrea Skorepa, the Commission voted 5-0 (McElliott and White not present) to continue this item to a later, as amended by Chairperson Bernet to refer this as a workshop.

Chairperson Bernet requested at the workshop, staff to address the issues: response from the Coastal Commission, disagreement between the planning group and update recommendations on widening streets, categorical exemptions, multi-family guidelines, Cass Street PDO, Pacific Beach Drive extension, pocket parks from Mr. Oleinik, Campland, rezones on Felspar and corner of Moreland and Riveria, Mission Boulevard (north) difference between commercial and residential, and traffic and trolley. That these issues will be discussed at the workshop.

Commissioner Benn asked if the insert can be incorporated into the document, so that the Commission does not go back and forth?

Besty McCullough said we will do it for the Planning Commission and reprint the document.

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RECESS, RECONVENE

The Planning Commission recessed at 3:25 p.m. and reconvened at 3:40 p.m.

ITEM-5 LA JOLLA COMMUNITY PLAN LOCAL COASTAL PROGRAM LAND USE PLAN, PUBLIC FACILITIES FINANCING PLAN, ENVIRONMENTAL IMPACT REPORT, AND ASSOCIATED ZONING ACTIONS. PROCESS 5.

Brian Clater presented Planning Department report No. P-93-131.

Gary Hess gave a brief update of the Draft Public Facilities Financing Plan.

Christina Klausen did not speak.

Jack Klausen did not speak.

Matt Peterson, representing Ms. Ging Ling, owner of the property located at the southeast corner of Ivanhoe and Cave Street. That this site within Zone 1 of the La Jolla PDO, be changed to Zone 2.

Miriam Kirby, Executive Manager, La Jolla Town Council. She addressed the issue affordable housing in the community. Ms. Kirby said the lack of the availability of the documents, time for review and input.

Joanne Pearson, Chairperson, Land Use Committee for the La Jolla Town Council. She addressed concerns to policies and procedures required by the coastal act.

Marsha Ingersol, President, La Jolla Community Planning Association, gave a brief background of the organization, their involvement with the Planning Department and the community. She stated been working with the Planning Department staff for almost three years to consolidate policies, goals, and recommendations into one community plan for all of La Jolla.

David Abrams, Vice President and Community Plan Update Coordinator of La Jolla Community Planning Association. He discussed the specifics of the plan.

Edward Mracek deferred his time.

Marty McGee stated in support of the plan update, thanked Besty McCullough, and Brian Clater for their assistance and input.

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Dennis Griffin, representing the Community Planning Committee of La Jolla Shores. He presented a letter by Dave Nagal on low-income housing in La Jolla.

William J. Kellogg, President of the La Jolla Shores Association. He spoke in opposition to the Planning Department recommendation on Items 2 and 6.

Gloria Dunne, representing La Jolla Shores Association. She spoke in opposition, recommended that the La Jolla Shores Precise remains a City document, as a detailed land use plan for the Shores area.

Pat Miller, President, La Jolla Shores Planned District Advisory Board. She addressed concerns about losing the La Jolla Shores Precise Plan, the foundation of our La Jolla Shores Planned District Ordinance, in opposition.

Sara Moser, representing La Jolla Shores Association, presented a letter in opposition, dated July 29, 1993.

William J. Kellogg stated the La Jolla Precise Plan is needed to focus on the special issues that impact the area.

Sue Oxley spoke in opposition to the update will invalidate the La Jolla Shores Precise Plan, and is insensitive to La Jolla's history and to its assets.

Jeffrey Scottrosan, Chair, subcommittee for traffic, Pacific Beach Community Planning Committee. He spoke in opposition to traffic circulation in La Jolla.

Dave Odell, representing himself, spoke in opposition, and presented letter dated July 22, 1993. He thanked Brian Clater for his efforts in the plan update.

Jennifer Sullivan, in opposition, yielded her time to Dave Odell.

Richard Smith, President of the Birdwatchers Neighborhood Association. He had concerns about the increase in density, along La Jolla Boulevard, and in opposition.

Theresa Yamaelos, representing the La Jolla Shores Association. She spoke in opposition to the plan update.

Nicholas Flores addressed concern the update omission to some resource protection language found in the current plan. We need to protect our coastal resources.

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Walt Hall discussed his letter dated July 19, 1993, in opposition to the plan update.

Clifford Yudelman, representing himself, 40 neighbors, who all signed a petition in opposition to the plan update. He presented photos, a plan of a vacation house on a small lot in La Jolla, the La Jolla Shores Advisory Board voted 6-0 unanimously against the project.

James Barry, representing Barber Tract Association of La Jolla stated the association voted against the adoption of the proposed community plan. That the policies in the plan to protect La Jolla and its neighborhood are not there.

Public testimony was closed.

Chairperson Bernet said the following issues will be discussed at the workshop:

1. Introduction of the concept of a transition zone for projects that are in particular one zone, but may have difficulties with implementing that specific zone;
2. Coastal act, the conformance with the LCP, response to the Coastal Commission letter,
3. Public facilities plan, the need for the community planning group to review, and possibility revise the scheduled facilities, inclusion, and deletions,
4. Inclusion of La Jolla Shores Precise Plan, the issue of neighborhood character, and how that is protected,
5. The layout differences between La Jolla Shores specifically, the overall community of La Jolla,
6. The overall concept either to do or not to the inclusion of La Jolla Shores Precise Plan,
7. Pacific Beach/La Jolla, engineering and traffic study, the inner action of traffic in those two communities,
8. Neighborhood character bluff development, policies and directives regarding those two issues,
9. Historic structures, how they are included in the community plan update as well as the concept of potentially historic structures,
10. Increase in density, along La Jolla Boulevard, and the two-story height limit, the concept of what that increase in density will do if accepted,
11. Regulation burden, and fees,
12. Resource Protection Policies and recommendations,
13. Coastal resources, overall concept how its being protected in La Jolla,

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14. Residential land use, needs revision, policy, lack of policy, to correct policies for neighborhood character development,
15. Concept of affordable housing, how that relates to the La Jolla Community.

COMMISSION ACTION

On motion of Christopher Neils, seconded by Verna Quinn, the Commission voted 4-0 (Benn, McElliott, and White not present) to continue the La Jolla Community Plan Update to a workshop, September 30, 1993, at 9:00 a.m..

Chairperson Bernet thanked staff, people from Pacific Beach and La Jolla for their participation.

Planning Commission stands adjourned to September 9, 1993.

ADJOURNMENT

The Commission adjourned at 5:15 p.m.