

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 7, 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 Commissioner Neils at 9:11 a.m. The meeting was recessed at 12:10 p.m. and reconvened at 1:44 p.m. The meeting was adjourned at 4:50 p.m. by Commissioner Neils.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-present
Commissioner Karen McElliott-not 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, Deputy 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 was present to speak.

ITEM-1A: PLANNING DIRECTOR'S REPORT.

The Director gave an overview of the issues associated with the CalTrans Park & Ride on Mira Mesa Blvd. This item will be placed on a future Planning Commission agenda for action concerning safety, zoning and an overall look at the system, citywide, in general for park and rides.

The Director informed the Commission that the addition of two unfunded senior planners have been added to the department's budget to expand the coverage to community planning groups. The City Manager was directed by Council to find funds for these two positions.

Comment by Commission Quinn regarding a grading issue at H.G. Fenton, located at Beyer Boulevard and Hollister in South San Diego. This will be referred to Neighborhood Code Compliance for action.

Statement by Commissioner Quinn advising that the Zoning Code Update was heard before T&LU on July 6, 1994; therefore confusion still exists as to the hearing process.

Commissioner Skorepa asked Ed Oliva about the "second opinion" concept and how the department's reorganization affects this concept. Mr. Oliva explained the procedure.

ITEM-2: APPROVAL OF THE MINUTES OF JUNE 16 AND 23, 1994.

COMMISSION ACTION:

MOTION BY NEILS TO APPROVE WITH THE FOLLOWING MODIFICATIONS:

MINUTES OF JUNE 16, 1994, PAGE 3, WHERE IT STATES "COMMISSIONER QUINN RESCINDED..." WILL BE CORRECTED TO SHOW THAT THE COMMISSIONER MODIFIED HER MOTION REGARDING A LETTER FROM COLEMAN CONRAD; AND ALSO TO

REVISED MOTION ON THE MISSION BAY MASTER PLAN, MINUTES OF JULY 7, 1994:

COMMISSION ACTION:

BECAUSE OF CONCERN BY ONE COMMISSIONER OVER A HEIGHT LIMIT ISSUE, AND AS A MATTER OF COURTESY, THE ACTION WAS DIVIDED INTO TWO MOTIONS AS FOLLOWS:

FIRST, 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, WHICH IS THE SUBJECT OF SEPARATE COMPANION MOTION) ALONG WITH THE FOLLOWING MODIFICATIONS AND/OR ADDITIONS:

- A) THAT THE DANA SSA BE DELETED;
- B) 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";
- C) 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 TWO LANES OF VEHICULAR TRAFFIC PLUS WIDE ENOUGH TO ACCOMPLISH 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
- D) 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.

A SECOND MOTION BY NEILS TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES AS PROPOSED IN THE DESIGN GUIDELINES TO ADD THAT TO THE LANGUAGE OF THE MASTER PLAN AS WELL, ALONG WITH LANGUAGE TO ACKNOWLEDGE THAT THIS PROVISION DOES NOT ELIMINATE OR SUPERSEDE OTHER EXISTING LEGAL LIMITATIONS FOR HEIGHT IN EXCESS OF 30 FEET. Second by White. Passed by a 5-2 vote with Commissioners Benn and Quinn voting nay.

CORRECT THE NAME FRED COLEMAN TO FRED CONRAD. PAGE 7, FOURTH LINE IN THE MOTION BY NEILS REGARDING MISSION BAY MASTER PLAN WILL BE CORRECTED TO INCLUDE "...WITH THE STAFF RECOMMENDATIONS, EXCEPT THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES,..."; PAGE 8, CONTINUATION OF MISSION BAY MOTION, TO BE CORRECTED AS FOLLOWS: "...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 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 THAN 10 FEET AT ANY PART OF THE PATH AS IT GOES AROUND BAHIA POINT". MOTION BY NEILS TO ACCEPT THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES IN THE SSA AREA 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 Quinn. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

MOTION BY SKOREPA TO APPROVE THE MINUTES OF JUNE 23, 1994 AND ACCEPT COMMISSIONER BENN'S REQUEST TO MODIFY WITH THE CLARIFICATION TO COMMISSION ACTION ON PAGE 5 THAT EXISTING SIGNAGE WOULD BE CORRECTED TO BE IN COMPLIANCE; AND THAT THE DRIVEWAY WOULD BE CLOSED IF THE FIRE DEPARTMENT DOES NOT NEED IT FOR ACCESS. Second by Quinn. Passed by a 5-0 vote with Vice-Chairperson McElliott not present and Commissioner Neils abstaining.

ITEM-2A: CHAIN RESIDENCE, COASTAL DEVELOPMENT/SENSITIVE COASTAL RESOURCE PERMIT AND VARIANCES CASE NO. 93-0376.

Commissioner Neils informed the Commission that he did listen to the tapes of the meeting of June 23, 1994.

Testimony in favor by:

Lynne Heidel, representing applicant. Re-explained what the applicant is asking for in terms of the

FOLLOWS: "...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 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 THAN 10 FEET AT ANY PART OF THE PATH AS IT GOES AROUND BAHIA POINT". MOTION BY NEILS TO ACCEPT THE 45 FOOT HEIGHT LIMIT ROOF TOP DESIGN ALLOWANCES IN THE SSA AREA 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 Quinn. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

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Commissioner Neils informed the Commission that he did listen to the tapes of the meeting of June 23, 1994.

Testimony in favor by:

Lynne Heidel, representing applicant. Re-explained what the applicant is asking for in terms of the variance.

Testimony in opposition by:

Dave Odell, representing S.E.A. Presented photoboard display on the proposed project and discussed landscape and grading concerns.

COMMISSION ACTION:

MOTION BY BENN TO APPROVE THE PERMIT AND VARIANCE BEING REQUESTED (REDUCING THE STREET SIDEYARD SETBACK FROM TEN FEET TO FOUR FEET), SUBJECT TO THE GEOTECHNICAL REVIEW ON THE REFLECTING POND'S WEIGHT AND DRAINAGE TO ENSURE THAT IF THERE IS OVERFLOW THAT IT DRAIN TOWARD DOLPHIN PLACE AND NOT THE BLUFF FACE; CHANGES IN LANDSCAPING; CERTIFY THE NEGATIVE DECLARATION AS REVISED AND MAKE THE FINDINGS FOR THE COASTAL DEVELOPMENT PERMIT. Second by Neils. Passed by a 5-0 vote with Vice-Chairperson McElliott not present and Commissioner White abstaining.

The Planning Commission recessed at 9:51 a.m. and reconvened at 10:00 a.m.

ITEM-2B: AGREEMENT WITH UCSD SCHOOL OF ARCHITECTURE, DEAN ADELE NAUDE SANTOS TO STUDY THE BAY TO BAY LINK.

Ernie Freeman and Mike Stepner presented Planning Department Report No. P-94-125.

COMMISSION ACTION:

MOTION BY BERNET TO RECOMMEND APPROVAL TO THE CITY COUNCIL WITH THE STIPULATION THAT THE PLANNING COMMISSION BE INVOLVED IN THE WORKSHOPS AND THAT COMMUNITY INTEREST GROUPS ALSO BE INVOLVED. Second by Benn. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

Planning Commission was recessed at 10:27 a.m. and reconvened 10:40 a.m.

ITEM-3: WORKSHOP ON AUTO DISMANTLING OPERATIONS IN THE OTAY MESA AREA.

Workshop held. Another workshop to be scheduled in the near future.

Planning Commission was recessed at 12:10 p.m. for a tour and presentation of Process 2000, and reconvened at 1:44 p.m.

ITEM-3A: THE CITY OF SAN DIEGO'S PROPOSED CAPITAL IMPROVEMENTS PROGRAM (CIP) FISCAL YEAR 1995.

Charlene Gabriel responded to the questions raised by the Commission during the June 29, 1994 hearing.

COMMISSION ACTION:

MOTION BY BENN TO NOT APPROVE BASED ON A LACK OF BACKGROUND INFORMATION TO SUPPORT THE FINDING OF CONSISTENCY WITH COMMUNITY PLANS AND THE PROGRESS GUIDE AND GENERAL PLAN. Second by Skorepa. Motion withdrawn.

MOTION BY NEILS TO ACCEPT STAFF'S RECOMMENDATION TO ADOPT THE RESOLUTION FINDING AND RECOMMENDING TO THE CITY COUNCIL THAT THE PROJECTS IN THE PROPOSED FY 1995 CAPITAL IMPROVEMENTS PROGRAM ARE IN CONFORMANCE WITH THE CITY'S PROGRESS GUIDE AND GENERAL PLAN AND APPLICABLE COMMUNITY PLANS. IN ADDITION, APPROVE A PROCESS IMPROVEMENT WHICH REQUIRES THAT THE CAPITAL IMPROVEMENT PROGRAM PROPOSED BUDGET BE SORTED BY COMMUNITY AND PRESENTED TO EACH COMMUNITY PLANNING GROUP FOR REVIEW. THE COMMUNITY PLANNING GROUPS WOULD BE GIVEN A CERTAIN TIME PERIOD FOR REVIEW AND COMMENT TO STAFF. THE INFORMATION WOULD THEN COME BEFORE THE PLANNING COMMISSION AND THIS AND ALL COMPOSITE INFORMATION REGARDING CONSISTENCY AND CONFORMITY CAN BE PRESENTED TO THE CITY COUNCIL AT THE SAME TIME AS THE RESOLUTION. ALSO, IT WAS REQUESTED THAT COUNCIL PROVIDE THE RESOURCES TO DO THIS REVIEW. Second by Skorepa. Passed by a 6-0 vote with Vice-Chairperson McElliott not present.

ITEM-4: TORREY PINES COMMUNITY PLAN WORKSHOP.

Workshop held. To be brought back before the Planning Commission in the near future for action.

ADJOURNMENT:

The Planning Commission was adjourned at 4:50 p.m. by Commissioner Neils.