

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 9, 1992
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:15 a.m.
The Planning Commission adjourned at 3:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Ralph Pesqueira-present
Commissioner Lynn Benn-present
Commissioner Scott Bernet-present
Commissioner Chris Calkins-not present
Commissioner Verna Quinn-present
Commissioner Edward Reynolds-present
George Arimes, Acting Planning Director-present
Michael J. Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Betsy McCullough, Principal Planner,
Community Planning-present
Mike Stang, Principal Planner,
Community Planning-present
Jeff Strohming, Engineering and Development-present
Jeannette Santos, Recorder-present
Catherine Meyer, Recorder-present

PLANNING COMMISSION MINUTES-JULY 9, 1992

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

Chairman ZoBell presented to Mary Lee Balko, Deputy Planning Director, Community Planning, a Certificate of Appreciation for twelve years of outstanding support to the City of San Diego Planning Commission. Ms. Balko is leaving the Planning Department, and venture on to a new assignment.

Chairman ZoBell stated he received a letter from the City Clerk office sent to each board and commission in the city requiring under new state law to review annually and consider revisions to the Conflict of Interest Codes and Ethical Standards. He requested that staff and City Attorney review and bring back to Planning Commission.

ITEM-2 APPROVAL OF MINUTES OF JUNE 25, 1992.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by VERNA QUINN, the Commission voted 5-0 (ZoBELL abstaining with CALKINS not present) to approve the minutes of June 25, 1992.

ITEM-3 MIRA MESA COMMUNITY PLAN UPDATE.

This item was continued from May 21, 1992.

BERNIE TURGEON presented Planning Department Report No. P-92-173. Theresa Wilkinson, Carla Smith, George Montague, and Vicki Touchstone available to answer questions.

THOMAS FARRAR representing H.G. Fenton Western Properties and Chair of the Plan Update Subcommittee of Mira Mesa spoke in favor of the update. He said the subcommittee met and work out the concerns of the community regarding environmental and light rail transit within Carroll Canyon.

JADE BEUTLER a resident of Rancho Penasquitos. He spoke in favor of the update and in agreement of deleting Camino Ruiz.

PLANNING COMMISSION MINUTES-JULY 9, 1992

MIKE KELLY lives in Mira Mesa, President of the Friends of Los Penasquitos Canyon Preserve and member of the Executive Board of the Mira Mesa Planning Group. He stated the town council, planning group, citizens advisory committee against the extension of Camino Ruiz across the canyon. Mr. Kelly spoke in support of preserving the canyon, to expand the existing Winterwood Park into a bigger park without endangering the vernal pools.

GARRETT BEAUMONT spoke in support of the update and deletion of the Camino Ruiz extension.

KATHRYN WILD spoke in opposition to the update. She presented a letter dated July 9, 1992 to the remarks made at the May 21, 1992 hearing.

LANI WILD spoke in opposition to the update. She presented a letter dated July 9, 1992 regarding plans to build a community park south of Challenger Junior High, that includes endangering the habitat.

OPAL TRUEBLOOD stated had concerns about the extension of Carroll Canyon Road underneath the freeway and over to Sorrento Valley Road. She said to approve the community plan with the exception of the Carroll Canyon Road extension.

JOE GAMBLE representing Kaiser Permanente available to answer questions.

Public testimony was closed.

COMMISSION ACTION

On motion of **LYNN BENN**, seconded by **KARL ZOBELL**, the Commission voted 6-0 (**CALKINS** not present) to approve the environmental document, adopt the community plan, and rezones; and the Carroll Canyon Road issue to be continued to July 30, 1992 at 9:00 a.m.

ITEM-4 FY 1993 PROPOSED CAPITAL IMPROVEMENTS PROJECT (CIP).

LAURA ALEXANDER presented Planning Department Report No. P-92-159.

PLANNING COMMISSION MINUTES-JULY 9, 1992

Catherine Meyer continued recordation of minutes.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group, spoke in opposition. She said that they were particularly concerned with the widening and improvement of Sorrento Valley Road being approved and the Torrey Pines Community Planning group feels that it is not necessary and that it would make more sense for the City to provide a bike path on that road to accommodate people who prefer the alternative of biking to work instead of driving.

Public testimony was closed.

Jeannette Santos continued recordation of minutes.

COMMISSION ACTION

On motion of **RALPH PESQUEIRA**, seconded by **EDWARD REYNOLDS**, the Commission voted 5-1 (**BENN** voting in the negative with **CALKINS** not present) to adopt resolution and recommend to City Council; and staff review the Sorrento Valley Road in conformance with the Torrey Pines Community Plan.

ITEM-5 **CENTRAL IMPERIAL REDEVELOPMENT PLAN.**

CAROLYN SMITH and **BRIAN FISH** presented Southeast Economic Development Corporation (SEDC) memorandum dated July 2, 1992.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of **VERNA QUINN**, seconded by **KARL ZOBELL**, the Commission voted 6-0 (**CALKINS** not present) to adopt and in conformance with the general plan and forward to City Council.

ITEM-6 **STREET ACTION SA-89-547-000. STREET VACATION-DRAKE STREET SOUTH OF IMPERIAL AVENUE. LEGAL: ENCANTO PARK MAP 128. LOCATION: DRAKE STREET BETWEEN: IMPERIAL AVENUE. APPLICANT: PARK & RECREATION DEPARTMENT (S. FRICK).**

PAUL BUEHLER presented Engineering and Development Department memorandum dated June 4, 1992.

PLANNING COMMISSION MINUTES-JULY 9, 1992

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (QUINN abstaining with CALKINS not present) to approve staff recommendations.

ITEM-7 CONDITIONAL USE PERMIT 91-0479 (CUP). LONDON BUILDING. PROJECT DESCRIPTION: CUP FOR COMM. OFFICES IN HISTORIC RESIDENTIAL ZONE. LEGAL: LOT 5 OF BLOCK 10 MAP 249. LOCATION: 1221 22ND STREET BETWEEN: A STREET AND: B STREET. ZONE: GH-2500. APPLICANT: CENTER ON VICTIMOLOGY.

COREY BRAUN presented Planning Department Report No. P-92-172.

CRAIG DUNN, member of the Golden Hill Planning Committee. He stated that the committee unanimously passed on June 10, 1992, recommendation "support the application of CUP of 1221 22nd Street contingent upon two conditions: 1) CUP is granted for the use of the applicant, lessee the Center on Victimology and is valid only as long as the center on Victimology remains the sole occupant of the property' 2) the term "workshop/garage" is to be changed to "garage". Special notation we do not believe this historic building requires a CUP to protect it, we believe the structure has considerable value as a single-family resident and serve the stability of the neighborhood as a single-family home.

Public testimony was closed.

COMMISSION ACTION

On motion of VERNA QUINN, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to approve staff recommendations.

RECESS, RECONVENE

The Planning Commission recessed at 10:50 a.m. and reconvened at 1:30 p.m. in the Council Chambers.

PLANNING COMMISSION MINUTES-JULY 9, 1992

ITEM-8 NORTH CITY FUTURE URBANIZING AREA (NCFUA) FRAMEWORK PLAN. WORKSHOP.

BETSY McCULLOUGH gave a brief background on the North City Future Area Framework Plan.

MIRIAM KIRSHNER presented Planning Department Report No. P-92-167.

ANN FATHY, Citizens Advisory Committee representing affordable housing interest. She stated a minority vote on both the framework plan and Citizens Advisory Committee recommendation. Ms. Fathy stated the density and number of units have been reduced. The 12,000 acres everything has been done to reduced the density out of consideration with the surrounding communities and not out of consideration of the existing urban area that's going to have to absorb that increased housing demand in population.

LARRY CRUTCHFIELD representing Mt. Royal Nursery. He stated that the city, environmentalist, affordable housing applicants, and property owners are working together on the framework plan for the Future Urbanizing Area. That this is necessary and need answers.

RANDI COOPERSMITH stated that this area should be used as a demonstration to test new ideas, and to endorse the future planning process.

TOM BILHORN stated past chair of the Future Urbanizing Committee and a member of the present committee. He said this 12,000 acres have the opportunity to look at all the city goals of land use and land protection.

KEITH RHODES, a small property owner. He spoke in support of the framework, higher density needed for affordable housing, there will be a high environmental tier, and infrastructure for this area.

PLANNING COMMISSION MINUTES-JULY 9, 1992

JERRY McCAW, Chair of the Alliance of Property Owners, a group of owners that have an ownership of approximately 9,000 acres in the 11,500 acres in the North City Future Urbanizing Area. The Alliance of Property Owners in support of this effort stating, the notation that nothing will occur if the framework plan is not accepted is incorrect, road alignments must proceed, water and sewer improvements must be made to support the city's current needs, open space system and environmental resources which have been map and must be protected, current zoning which permits some agricultural and low density residential uses will be utilized. Unauthorized and unsafe migrants camps do exist in the area now. That both small and large property owners would like to see the framework plan move forward and progress with some alterations.

OPAL TRUEBLOOD, Chair of the Torrey Pines Community Planning Group, and the group have a number of concerns both about the framework plan presented by the consultant, and the modifications that are being made by the present CAC committee. She stated that CAC committee is now up to 14,000 housing units in this area and should be even more. That it is important we are dealing with a very unique area, and the environmental tier was mapped, but now parts are being taken away. The amount of commercial and industrial areas to be developed have been reduced by the present CAC Committee.

ANNE DeBEVOISE representing her father, herself and two other families, that we own the majority of the property at the far end of the future urbanizing area. We would like to propose a land use for this area and more in keeping with the surrounding area, part of Penasquitos and the Forest Ranch. Propose a low density instead of extremely low density, where there would be no more than 4 or 5 units per acre (yellow area), all the surrounding area (green area) would never be developed and remain permanent open space.

LANCE BURRIS, representing Potomac Investment Association, San Diego Inc. and owners of Subareas I and II. He expressed his support in the effort of the framework underway.

DAVID GOODELL stated was on the original CAC committee and on the existing CAC committee working with the planners in developing the area. He stated in support of the planning process going forward.

PLANNING COMMISSION MINUTES-JULY 9, 1992

Public testimony was closed.

COMMISSION ACTION

This item continued to August 13, 1992 at 1:30 p.m.

ADJOURNMENT

The Commission adjourned at 3:00 p.m.