

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 23, 1993
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson at 9:05 a.m. The Planning Commission adjourned at 6:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner 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
George Arimes, Assistant Planning Director-not present
Janis Sammartino, Chief Deputy City Attorney-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Jeff Washington, Deputy Planning Director, Long Range
and Facilities Financing-present
Betsy McCullough, Principal Planner, Planning
Administration-present
Rachel Hurst, Principal Planner, Long Range and Facilities
Financing-present
Hossein Ruhi, Engineering and Development-present
Jeannette Santos, Recorder-present

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

Commissioner White requested that the Planning Commission get a list of the recognized Community Planning Groups.

COMMISSION ACTION

This matter will be referred to staff.

ITEM-2 This item removed from agenda.

ITEM-3 PACIFIC BEACH COMMUNITY PLAN UPDATE - WORKSHOP.

ITEM-3A PLAN UPDATE.

Kerry Varga presented Planning Department Report No. P-93-159.

Jim Magot gave a brief background to the community plan update.

Leola Stout stated her son was hit on Pico by a car. She address the traffic issue on Garnet, Soledad Mountain and Pico, need for speed bumps, stop signs, and block off Soledad Mountain again.

Officer Styles, San Diego Police Department, at the request of the community to speak about the traffic issue, put in speed bumps, 15 mile zone around the corner, yellow lines, a sign Children at Play, and close down Felspar. Officer Styles presented a sketch regarding the traffic issue.

Ed Thomas said put up a sign that would like the access from Soledad Mountain Road onto to Felspar stating no left turn from 6:00 a.m. to 10:00 a.m.

Morris Stout had a concern to the timeline on this update.

Jeff Washington, Deputy Planning Director, said the concern to the traffic on Pico Street and the general area will be referred to the Traffic Engineering Division of the Engineering and Development Department.

Maria Bonner, President of the Community Council for the Hartman Community and the residents. She said there is a on going problem to traffic.

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Deb Summers addressed the issue to the traffic.

RECESS, RECONVENE

The Planning Commission recessed at 11:10 a.m. and reconvened at 11:25 a.m.

ITEM-3B PACIFIC BEACH COMMUNITY PLAN UPDATE.

Kerry Varga presented Planning Department Report No. P-93-160.

Ken Kellogg, representing the Commercial Plan Subcommittee. He said the Cass Street PDO and the existing commercial zoning shall remain in effect until the completion of the on-going City wide Zoning Code Update.

John Oleinik, Chair, Parks and Recreation, for the Pacific Beach Community Planning Committee. He distributed specific proposals from this committee, and available to answer questions.

Keith Behner said in support of the recommendation of the planning group, that staff hold off on the commercial rezonings until the update. He thanked Kerry Varga, Betsy McCullough and staff for their hard work in this update.

Al Strohlein addressed the issues to traffic, safety, parking, density, in opposition.

Dave Odell stated that are impacts on this plan that will affect La Jolla. He addressed the issue to traffic, MTDB, increase density, and Park La Jolla be kept at current density.

Pat Flynn, Jr. said to preserve and allow the enhancement of our quality of life, review our streets, street widening along Grand and Balboa.

Public testimony was closed.

Chairperson Bernet requested from staff for a specific time date, Ingraham Street as a corridor.

Betsy McCullough said one of the two dates in December.

Commissioner White stated he listened to the tapes of the July 29, 1993 workshop.

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RECESS, RECONVENE

The Planning Commission recessed at 11:40 a.m. and reconvened at 1:30 p.m

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

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-7 This item removed from agenda.

ITEM-8 This item removed from agenda.

ITEM-9 COASTAL DEVELOPMENT (CDP)/SENSITIVE COASTAL PERMITS NO. 92-0525. VILLANI ADDITION.
&9A

Dave Odell requested a continuance of this item, that the applicant stated the plans and sketches are not revised, the public need time to review and respond.

Lynne Heidel, representing the applicant, said it was the City Attorney, who requested the continuance. We have taken all of the violations out of this project, so what is before the Commission is the correction of all of the violations. She requested that we hear this item.

Janis Sammartino, Chief Deputy City Attorney, met with Ms. Heidel, and prepared to go forward with this item.

Chairperson Bernet said we listen to this item, and if there are violations will continue to another hearing date.

ITEM-5 TENTATIVE MAP (TM) 93-0367. OTAY ASSETS TENTATIVE PARCEL MAP. PROJECT DESCRIPTION; SUBDIVIDE LOT INTO 3 LOTS. LEGAL: PARCEL 1, PARCEL MAP 16553. LOCATION: CAM MAQUILADORA. PROCESS 4. CONSENT AGENDA.

Planning Department Report No. P-93-147.

No one spoke in opposition to this item.

Public testimony was closed.

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COMMISSION ACTION

On motion of FRISCO WHITE, seconded by VERNA QUINN, the Commission voted 7-0 to move as Consent Agenda.

ITEM-4 TENTATIVE MAP (TM) 92-0688. BOSTON AVENUE MAP. PROJECT DESCRIPTION: 12-LOT, 2.4 ACRE. TM EXTENSION OF TIME. LEGAL: PUEBLO LOT 1343 EAST 1/2 OF THE NORTHEAST QUARTER. LOCATION: BOSTON AVENUE BETWEEN: 40TH STREET AND: 39TH STREET. ZONE: MF-3000 TO MF-3000. APPLICANT: SAN DIEGO NATIONAL BANK. PROCESS 4.

Commissioner Quinn stated will be abstaining from this item.

Bill Tripp presented Planning Department Report No. P-93-156.

Roger Remment, representing San Diego National Bank, in favor, available to answer questions.

Reynaldo Pisano, representing Southeast Planning Group, stated we cannot support this project without a concurrent application of development, grading or the street. That the school area is deficient.

Salvado Del Rio spoke in opposition to the project.

Public testimony was closed.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Karen McElliott, the Commission voted 6-0 (Quinn abstaining) to deny the extension of time.

ITEM-6 TENTATIVE MAP (TM) PERMIT NO. 93-0369. PROJECT DESCRIPTION: LOT SPLIT. LEGAL: SW 1/4 N2 1/4 LOT 52 HORTONS PURCHASE. LOCATION: 138 WEST STREET BETWEEN: IMPERIAL AVENUE AND; OCEAN VIEW BLVD. APPLICANT: JOSE MERCADO. PROCESS 4.

Patricia Fitzgerald presented Planning Department Report No. P-93-146.

Reynaldo Pisano, representing Southeast Planning Group. He had concern if there are code violation on another property, the project cannot move forward. Mr. Pisano requested a continuance until we get the language cleared up.

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James Algert, representing Mr. Mercado. He stated that there will be no grading permit required for this project.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Karen McElliott, the Commission voted 7-0 to continue this item to October, 7, 1993, at 9:00 a.m.

ITEM-9
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COASTAL DEVELOPMENT (CDP)/SENSITIVE COASTAL RESOURCE (SCR) PERMITS NO. 92-0525. VILLANI ADDITION. PROJECT DESCRIPTION: CODE ENFORCEMENT-REMODEL SFR. LEGAL: PAR 1, LOT 1 BLOCK J, MAP 1138. LOCATION: 5658 DOLPHIN PLACE BETWEEN: CHELSEA PLACE AND: COASTAL BLUFF. APPLICANT: KEVIN AND JANE VILLANI. PROCESS 4.

This item continued from August 12, 1993.

Terri Bungardner presented Planning Department Report No. P-93-121A.

Lynne Heidel, representing the applicants. She gave a brief background of this project and the violations.

Covin Villani, representing himself and his wife, said it was never his intention to be out of compliance with any City regulations.

John Oglesby, representing Mr. Carr and himself, in support to the Corral Lane proposal and the Villani addition.

Dave Odell speaking for Save Everyone Access. He spoke in opposition to the nonconforming structures, public right of way, no drainage plan for Corral Lane.

Walt Hall said Mr. Hilyard yield his time to him. He spoke in opposition to the Villani addition.

Public testimony was closed.

COMMISSION ACTION

On motion of Lynn Benn, seconded by Frisco White, the Commission voted 7-0 to continue to October 28, 1993 at 9:00 a.m.

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RECESS, RECONVENE

The Planning Commission recessed at 3:35 p.m. and reconvened at 3:40 p.m.

ITEM-10 PLANNED COMMERCIAL DEVELOPMENT (PCD)/REZONE (RZ)/
10A,10B TENTATIVE MAP (TM) PERMITS NO. 92-0738. SPECIFIC PLAN
10C,10D AMENDMENT (PAM)/GENERAL PLAN AMENDMENT PERMIT NO.
&10E 35-0346. DEVELOPMENT AGREEMENT (DA) 92-0738. STONECREST
WAL MART. PROJECT DESCRIPTION: 405,409 SQ. FT. REGIONAL
SHOPPING CENTER. LEGAL: POR. ROSEDALE MAPS 825 & 826;
POR. RANCHO MSN. MAP 330. LOCATION: AERO DRIVE BETWEEN:
DALEY CENTER DRIVE AND: MURPHY CANYON ROAD. APPLICANT:
GATLIN DEVELOPMENT COMPANY. PROCESS 5.

Chairperson Bernet took public testimony from the public, who are unable to stay for the hearing.

Peggy Lacy, representing Serra Mesa Community Council, and Serra Mesa Planning Group. She said the Stone Crest Walmart presentation was made before both groups, in support of this project.

Bill Reschke, President of the Tierrasanta Planning Council. He said on July 21, 1993, the Council had a comprehensive review of the modification to Stone Crest at Aero Drive, and in support of this project.

Jerry Alford, Chair, Mission Valley Unified Planning Committee, the committee voted to support this project.

Gary Simon lives right behind the proposed project. He said opposed to the development, and change of zone.

Shelly Kilbourn presented Planning Department Report No. P-93-153.

Mike McDade, representing Gatlin Development Company, developer for the project. He gave a brief background of the project, available to answer questions.

Ralph Steinhauer spoke in opposition to the boundary of the project.

Mark Linman presented a model, talked about the design, the color, texture and surface treatment for the project.

Bruce McIntyre, representing Lettieri McIntyre, in favor of the project, available to answer questions.

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Barry Jones, representing Sweetwater Environmental Biologists, in favor of the project, available to answer questions.

Frank Gatlin, representing Gatlin Development Company, in favor of the project, available to answer questions.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Christopher Neils, the Commission voted 7-0 to recommend to City Council approval of the project staff recommendation with the following conditions by Commissioner White: 1) the \$120,000 monetary contribution, 2) grading of the library site, and; 3) staff condition, enhanced architectural treatment satisfactory to the Planning Department.

RECESS, RECONVENE

The Planning Commission recessed at 4:40 p.m. and reconvened at 4:45 p.m.

ITEM-11 CONDITIONAL USE (CUP)/PLANNED COMMERCIAL DEVELOPMENT
11A,11B (PCD)/RESOURCE PROTECTION ORDINANCE (RPO)/REZONE (RZ)/
11C,11D TENTATIVE MAP (TM) PERMITS NO. 92-0736. PLANNED
11E&11F AMENDMENT (PAM) 35-0736. GENERAL PLAN AMENDMENT (GPA)
35-0345. PALM PLAZA WAL MART. PROJECT DESCRIPTION:
617,009 SQ. FT. REGIONAL SHOPPING CENTER. LEGAL:
PORTIONS OF SECTION 25, T18S, R2W, SBBM. LOCATION: PALM
AVENUE BETWEEN: I-805 NB AVENUE AND: EL SOL BLVD.
ZONE: A1-10 TO A1-10. APPLICANT: GATLIN DEVELOPMENT
COMPANY. PROCESS 5.

Commissioner Skorepa stated the Palm Plaza Wal Mart some the preliminary presentations made at the San Ysidro Community Planning Group, when she chaired that planning group. However, we did not take any action, and met with the applicants and the public.

Chairperson Bernet said anyone from the public unable to stay for the hearing, public testimony will be taken.

Richard Inzunza spoke in support of this project.

Lyle Branch, Vice Chair, Otay Mesa/Nestor Planning Group. The Planning group voted to support this project.

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Gloria Pierson spoke in support of the Palm Plaza Wal Mart project. She said this will bring alot of jobs into the community.

Val Guerra spoke in support of this project. This will help the youth, keeping them active.

Lincoln Pickard spoke in support of this project, it will provide jobs for the community.

Covin Sullivan presented Planning Department Report No. P-93-094.

Fred Sobke, President, Baja Mex Insurance. He had concerns to the economic impact it will have on the community, presented a petition in opposition to this project.

Wesley Hylan, Project Manager for Gateway Plaza Project, north of this project. He addressed concerns to the eir, and in opposition to the project.

Barry Simons, representing himself and family. He addressed concerns to the economic impact this will have on the community, in opposition to the project. Mr. Simons distributed a document to the Planning Commission, Report No. 90-193.

Sam Marasco, President of Land Grant Development. He spoke in opposition to the project.

Bruce Tabb spoke in support of this project, this will enhance the community.

Charlene Burleson said the community is looking forward to having this project.

Doug Perkins, President, South County Economic Development Corporation. He said on behalf of the Council had a presentation, and in support of this project.

Phillis McCone, member of the Otay Mesa/Nestor Planning Group, and the group voted in support of this project.

Mike McDade, representing Gatlin Development Company. He discussed all the issues in opposition to the project.

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Gary London, President, London Group Reality Advisors. He gave a brief background to the economic study done on behalf of this project.

Frank Gatlin, President, Gatlin Development. He stated this is his 13 Wal Mart project. Mr. Gatlin thanked Covin Sullivan, Marcella Escobar, Joe Milone and Jennefer Champa for their efforts in this project.

David Cruz, Chair, San Ysidro Planning Group. He said reduce the scope of this project, and we will support it.

Public testimony was closed.

COMMISSION ACTION

On motion of Andrea Skorepa, seconded by Frisco White, the Commission voted 6-0 (Benn not present) to recommend to City Council to approve the recommendation as per the Planning Department with the following conditions: 1) articulation and landscape concern, and; 2) Section 7 permit.

ADJOURNMENT

The Commission adjourned at 6:00 p.m.