

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 30, 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 5:00 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner 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-not present
George Arimes, Assistant Planing Director-present
Janis Sammartino, Chief Deputy City Attorney-present
Tom Story, Deputy Planning Director, Development and
Environmental Planning-present
Betsy McCullough, Principal Planner, Planning
Administration-present
Rachel Hurst, Principal Planner, Long Range and Facilities
Financing-present
Mike Stang, Principal Planner, Long Range and Facilities
Financing-present
Joe Flynn, Deputy Director, Neighborhood Code
Compliance-present
Ross McCollum, Community Services Program-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.

COMMISSION ACTION

No one appeared to speak at this time.

ITEM-2 This item removed from agenda.

ITEM-5 PROPOSED VESTING TENTATIVE MAP (VTM)/COASTAL DEVELOPMENT
5A&5B (CDP)/CARMEL VALLEY PLANNED DISTRICT DEVELOPMENT PLAN (PD) PERMITS NO. 90-0554. CERTIFY ENVIRONMENTAL IMPACT REPORT (EIR), AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT AND FINDINGS OF OVERRIDING CONSIDERATION IN EIR NO. 90-0554. RHODES VESTING TENTATIVE MAP.

This item removed from agenda, being continued to October 14, 1993, at 9:00 a.m.

ITEM-3 LA JOLLA COMMUNITY PLAN UPDATE. WORKSHOP.

Jeff Washington, Deputy Planning Director, Long Range and Facilities Financing, stated distributed the Community Plan Updates, dated September, 1993. This information was requested by the Planning Commission.

Brian Clater presented Planning Department Report No. P-93-161.

Gary Hess presented the Public Facilities Financing Plan.

Dave Abrams, Vice President and Coordinator of the La Jolla Community Plan update. He gave a brief background of the draft update from 1988 to present.

Marsha Ingersoll, President, La Jolla Community Planning Association. She gave a brief history of the association, and its involvement with the community plan update.

Marty McGee, Chair of the Traffic and Circulation Committee, stated this committee was established in 1991. We like to preserve the concrete streets. That priority be given to paving Prospect and Girard.

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Ed Mracek, Chair, Coastal Issues, La Jolla Community Planning Association. He addressed the Box Canyon issue, located at 9882 La Jolla Farms, public easement goes down this property.

Mark Lion, treasurer and trustee of the La Jolla Community Planning Association, and Chair for the Neighborhood and Community Character Subcommittee. He thanked staff for their efforts and commitment. Mr. Lion discussed the character of the residential, commercial and cultural aspects of the community.

Joanne Pearson addressed the concerns to specificity, enforceability, clarity and regard to public views, zoning code, and the environmental impact report.

Marty McGee stated we created another committee, Facilities Financing Committee. There is a dated letter September 23, 1993, from the facilities financing division to Marsha Ingersol, with concerns to financing issues.

William J. Kellogg, Chair, La Jolla Shores Association, in opposition to incorporate the goals, policies, and recommendations of the Shores Precise Plan into the 1993 La Jolla Plan Update.

Gloria Dunne, a boardmember of the La Jolla Shores Association, and eight years of the advisory board. She stated the shores Association for 20 years has work to implement the goals of the precise plan. Ms. Dunne said the Planning Department report, page 2, current goals and policies of the precise plan, were appropriate have been incorporated into the community plan, only those elements appropriate for the community of La Jolla are included, but the specifics for the Shores area are not included. it is the specifics of the precise plan that are needed to retain the unique seaside character of the shores area. That the precise plan be retained, in opposition.

Pat Miller said involved with the planning in La Jolla for 22 years, and one of the people who wrote the precise plan in 1972 and the ordinance in 1974. She is Chair, La Jolla Shores Advisory Board, concern about loosing the La Jolla Shores Precise Plan, the foundation of our ordinance, in opposition.

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RECESS, RECONVENE

The Planning Commission recessed at 10:45 a.m. and reconvened at 10:50 a.m.

Joanne Pearson, representing the La Jolla Town Council, in favor. She talked about the letter, dated September 21, 1993, from Eltinge Brown.

Benny Chin addressed several issues, increase in density, Birdrock commercial area, lack of specificity in the community plan as proposed, legal requirements for specificity and general plan.

James H. Barry had concerns about the bulk and scale in the community plan update.

Miriam Kirby, Manager of the La Jolla Town Council. She spoke in favor, affordable housing.

Benny Chien, representing Dr. Jim Arnold, and Scripps Estates, a 43 home subdivision. He talked about Summer Canyon, we want our own community character statement, to have uniformed small scaled homes that conforms with the topography of our community, in opposition.

Marilyn Olson, representing herself, addressed concern about the precise plan being included as it is, existing character of the neighborhood, affordable housing, view corridors, in opposition.

Pamela LaBean, in favor, did not speak.

Mark Steele had concerns to community character, that this is the only community character in La Jolla. She spoke in opposition, do a complete community character or take out completely, this is incomplete and only a framework.

Dave Odell, representing himself, and Save Everyone Access (SEA). He addressed concerns to the environmental impact report, that it should not be certified. Mr. Odell spoke on the traffic, density, neighborhood character, in opposition.

James Yianilos, treasurer for the community planning for La Jolla Shores. The La Jolla Shores community thanked staff for incorporating the old into the new documents, in favor.

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George Fumjimoto, representing himself, addressed the issue of public views, in opposition.

Matt Peterson, representing Ging Ling, owner of property located at the southeast corner of Ivanhoe and Cave Street in La Jolla. He requested a change from Zone 1 to Zone 2. Mr. Peterson said he submitted a letter date July 27, 1993 from Peterson & Price, in favor.

Al Strohlein, representing himself, in opposition to affordable housing, mixed use, Park La Jolla returned to Pacific Beach.

Eltige Brown, President, La Jolla Town Council, gave a summary of each community planning group, in favor.

Jeffrey Scott Rosan, representing Pacific Beach Community Planning Committee, and chair of the traffic subcommittee. He had concerns about the safety, quality of life for the residents of Pacific Beach and La Jolla. The lack of appropriate connector streets within the community of La Jolla to and from the I-5 freeway, in opposition.

Catherine A. Strohlein, opposed, unable to stay.

Walt Hall, opposed, unable to stay.

Public testimony was closed.

Chairperson Bernet requested that the City Attorney respond to private versus public views.

Janis Sammartino, Chief Deputy City Attorney, stated the City cannot legally enforce or anyway assist preservation of private views. That is a matter between private property owners, and its a matter that they enforce and take care in a variety of way. What the City gets involve and what is reflected in policy documents and code is the preservation of view from public locations.

Chairperson Bernet stated the following:

1. The community review and incorporate any revision, that they think is appropriate of the recommendation from the Town Council regarding the Residential Land Use, other issues, in the letter dated September 21, 1993.

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2. Mr. Steele comment regarding the potential for expanding the community character to deal with the specific issues.
3. Park La Jolla,
4. View policy adopted by T&LU, February 22,
5. The whole concept of the La Jolla Shores Precise Plan,
6. Density increase,
7. Community character concept,
8. Transition zones;
9. The community planning group get together with the other groups to gather all this information into one package.
10. There be another workshop to discuss these issues.

Betsy McCullough stated checked with the Planning Commission Secretary, and can schedule another workshop, December 2, 1993.

Chairperson Bernet proposed that the workshop be the first available meeting in January, 1994, and all of the negotiations be accomplished the first or second week in December, 1993. That staff have time to include this information prior to the workshop in January, this be a working workshop, there will be no public testimony, public testimony will be at the hearing.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Karen McElliott, the Commission voted 6-0 (Neils not present) to schedule another workshop in January, 1994.

RECESS, RECONVENE

The Planning Commission recessed at 12:10 p.m. and reconvened at 1:35 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.

OTHER BUSINESS

Chairperson Bernet announced that on October 7, 1993, there will be the first Planning Commission Quarterly Meeting.

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ITEM-7 INITIATION OF AN AMENDMENT TO THE FIRST SAN DIEGO RIVER IMPROVEMENT PROJECT (FSDRIP) SPECIFIC PLAN - HAZARD CENTER PHASE II. CONSENT AGENDA.

Planning Department Report No. P-93-168.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Verna Quinn, seconded by Andrea Skorepa, the Commission voted 6-0 (Neils not present) to initiate the specific plan amendment.

ITEM-4 REGULATORY RELIEF PROPOSAL. CHILD CARE ORDINANCE. PROCESS 5.

Ella Paris presented Planning Department Report No. P-93-158, and memo dated September 24, 1993, from Ernest Freeman, Planning Director.

Joe Flynn, Deputy Director, Neighborhood Code Compliance, formerly of the Planning Department. He gave a brief background of private and public schools on regulations and fees.

Nancy Ajemian, Executive Director of Harmonium, Inc. She gave a brief history of Harmonium, a nonprofit private corporation, from 1975 to present. Ms. Ajemian spoke in favor of the exemption for nonprofit from the conditional use permit.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Frisco White, seconded by Karen McElliott, the Commission voted 6-0 (Neils not present) to recommend to City Council to approve as amended including staff recommended paragraph E.2.d but not exempting existing schools from hazardous materials separation requirements.

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ITEM-6 INITIATION OF AN AMENDMENT TO THE NORTH CITY FUTURE URBANIZING AREA FRAMEWORK PLAN AND GENERAL PLAN - HU FAMILY TRUST.

Anna McPherson presented Planning Department Report No. P-93-170.

Donald R. Worley, attorney for the Hu Family Trust, gave a brief background to the subject project, in favor of the initiation.

No one spoke in opposition to this item.

Public testimony was closed.

COMMISSION ACTION

On motion of Karen McElliott, seconded by Frisco White, the Commission voted 6-0 (Neils not present) to initiate.

RECESS, RECONVENE

The Planning Commission recessed at 2:55 p.m. and reconvened at 3:10 p.m.

Janis Sammartino, Chief Deputy City Attorney, explained the California State Senate Bill 428, that was enacted on September 13, 1993, to extension of maps. That it grants a 24-month extension of the expiration date of any Tentative Subdivision Map or Parcel Map for which a Tentative Map has been approve that has not expired on September 13, 1993.

ITEM-8 PHASE II ZONING CODE UPDATE/LAND DEVELOPMENT. WORKSHOP.

Betsy McCullough said this workshop on the code update project is to give the Planning Commission an update on the direction and progress to date on phases 2 and 3 of the project, as we move into a period where we are putting out reports to the Transportation and Land Use Committee during the fall.

Betsy McCullough presented Planning Department Report No. P-93-173.

Betsy Weisman, Land Development Code, and general provisions. brief background

Bob Manis gave a brief update agriculture open space and resource, residential, industrial.

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Commissioner Quinn requested backup information used in workshops, the Planning Commission would like copies.

Betsy McCullough, we will forward this information to the Planning Commission.

Chairperson Bernet said additional workshops on Code Update for Commercial Mixed Use, Residential, Industrial, General Provisions, Resources. The are workshops scheduled for the North City Future Urbanizing to focus on subareas, October 21, and 28, December 2 and 2, 1993. Staff and the secretary to get together to schedule future Code Update workshops as soon as possible.

Commissioner Skorepa assumed the chair of the workshop.

Nancy Schwarz talked about commercial and mixed use.

Jeff Strohminger discussed the general development, regulations, subdivision and grading.

COMMISSION ACTION

None taken. Workshops will be scheduled.

ADJOURNMENT

The Commission adjourned at 5:00 p.m.