

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 8, 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 Vice-Chairperson McElliott at 9:15 a.m. The meeting was recessed at 12:13 p.m. and reconvened at 1:30 p.m. The meeting was adjourned at 5:42 p.m. by Vice-Chairperson McElliott.

ATTENDANCE DURING THE MEETING:

Chairperson Scott Bernet-not 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
Hal Valderhaug, Chief Deputy City Attorney-not present
John Riess, 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 present to speak.

ITEM-1A: DIRECTOR'S REPORT - STATUS OF SYKES ADOBE - SAN PASQUAL.

Mr. Ernie Freeman gave the Planning Commissioners a briefing on the Sykes adobe regarding their concerns to preserve this adobe. Mr. Freeman advised that funds have been set aside via a grant to construct a temporary structure to cover the adobe. Commissioner Skorepa requested that the feasibility of using the Urban Corp/National Service Youth labor for this construction be looked into.

Mr. Freeman also discussed the designation of individual Commissioners to serve on the budget as well as a work program committee for the Planning Department. This to be taken as an action item on the next Planning Commission Quarterly Review Meeting, date to be determined.

ITEM-2: APPROVAL OF THE MINUTES OF JULY 28, 1994 AND AUGUST 11, 1994.

COMMISSION ACTION:

MOTION BY QUINN TO APPROVE THE MINUTES OF JULY 28, 1994. Second by Neils. Passed by a 5-0 vote with Chairman Bernet not present, and Vice-Chairperson McElliott abstaining as she was not in attendance for this meeting.

MOTION BY WHITE TO APPROVE THE MINUTES OF AUGUST 11, 1994 WITH THE FOLLOWING MODIFICATIONS: PAGE FOUR, THE MOTION FOR ITEM NO. 3, END QUOTES WERE NEGLECTED TO BE INCLUDED AND SHOULD FOLLOW THE WORDING, "...RATTLESNAKE CANYON WILL BE DESIGNED AS A BRIDGE". Second by Neils. Passed by a 6-0 vote with Chairman Bernet not present.

ITEM-3: THE ADDITION OF A MEDICAL OFFICE BUILDING TO THE MISSION BAY HOSPITAL SITE. CONDITIONAL USE PERMIT 241-PC.

Georgia Sparkman presented Planning Department Report No. P-94-155.

Testimony in favor by:

Greg Nelson, representing Gremark Partners, expressed his concern regarding the expiration date of the conditional use permit.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO APPROVE THE CONDITIONAL USE PERMIT AND THE CERTIFICATION OF THE MITIGATED NEGATIVE ~~DECLARATION WITH THE FOLLOWING MODIFICATIONS AND~~ ADDITIONAL CONDITIONS: THAT LANDSCAPING BE INCLUDED TO DETER GRAFFITI AS WELL AS A TREATMENT TO COMBAT GRAFFITI ON THE PUBLIC RIGHT-OF-WAY WALL (STAFF AND THE APPLICANT TO WORK ON THIS EFFORT AND SUBMIT A PROPOSAL DURING THE PERMITTING PROCESS); CONDITIONS 6 AND 7 ON PAGE 2 OF 11, ATTACHMENT 3, THAT THE WORDING BE ADDED THAT SAYS, "TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIRECTOR; PAGE 7 OF 11, REVISE THE EXPIRATION DATE FOR A PERIOD OF 30 YEARS FROM 50 YEARS; AND CONDITION 13, PAGE 3 OF 11, ATTACHMENT 3, ADD THE WORD "LIVING" AS IT RELATES TO THE DISEASE, WEED AND LITTER FREE CONDITION OF THE LANDSCAPING. Second by Skorepa. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-4: CHAMPIONS GOLF RANGE AND TRAINING CENTER. RESOURCE PROTECTION PERMIT/CONDITIONAL USE PERMIT NO. 93-0448.

Coleen Frost presented Planning Department Report No. P-94-127, and discussed additional conditions to include in the permit.

Testimony in favor by:

Bill Sanders, representing San Diego Non-Profit Pilots Association. Discussed the safety and land use compatibility issues. Advised he did meet with staff and has come up with agreed upon modifications, but also advised that the members remain skeptical.

Mark Carroll, representing San Diego Non-Profit Pilots Association. Discussed the runway and the concerns of any business at the end of runways and discussed the liability issue.

Don Collett, golf pro. Discussed the economic value to have this business and discussed a hand out he presented to the commissioners.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY WHITE TO APPROVE THE CONDITIONAL USE PERMIT WITH THE ADDITION OF STAFF'S RECOMMENDATION TO INCLUDE THE ADDITION OF PARAGRAPH 6.C ON PAGE 3 OF 9 TO READ "THE LANDSCAING MATERIALS, INCLUDING SHRUBS, TREES AND GROUND COVER SPECIFICALLY SELECTED SHALL NOT BE THE TYPES THAT TYPICALLY ATTRACT BIRDS, DUE TO THE PROXIMITY OF THE PROJECT TO THE AIRPORT'S OPERATIONS AREA, IN A MANNER SATISFACTORY TO THE CITY AIRPORTS DIVISION"; ADD PARAGRAPH 33 TO READ, "THE PILOT COMMUNITY WILL HAVE THE OPPORTUNITY TO REVIEW THE FINAL PLANS WITH CITY STAFF AND THE DEVELOPER TO ADDRESS LIGHTING, LANDSCAPING, HAZARDS TO FLIGHT OPERATIONS AND OTHER SAFETY CONCERNS, IN A MANNER SATISFACTORY TO THE CITY AIRPORTS DIVISION" WITH THE ADDITION THAT LANGUAGE BE ADDED TO STRESS THE SATISFACTORY PARTICIPATION OF THE PILOTS ASSOCIATION AND TO CLARIFY WORDING AS TO WHO HAS THE FINAL DECISION IN THE REVIEW PROCESS, AND THE CONDITION THAT THIS PROJECT BE SELF-MITIGATING WITH ITS OWN MONETARY FUNDS AND NOT BE SUBSIDIZED BY THE CITY; AVIATION SAFETY IS THE PRIME FOCUS AND IF AVIATION SAFETY IS HAMPERED BY THIS PROJECT THAT THE CUP WILL BE REVOKED BY THE CITY; A REVIEW OF THIS PROJECT WILL TAKE PLACE AT THE END OF TEN YEARS AND THAT THE CUP COULD BE REVOKED AND CONDITIONS ADDED AT THAT TIME. Second by Skorepa. Passed by a 5-1 vote with Commissioner Quinn voting nay and Chairperson Bernet not present.

ITEM-5: APPEAL OF THE THOMAS AVENUE TOWNHOMES; COASTAL DEVELOPMENT PERMIT (CDP) NO. 94-0162.

Tracy Elliot-Yawn presented Planning Department Report No. P-94-148.

Testimony in favor by:

Hank Baum, property owner. Discussed how difficult it would be if he couldn't develop these units and how this project should be allowed to go forward so he can have a place to live.

Gary Taylor, Architect. Explained that this project meets all the zoning requirements and conforms to the neighborhood.

Testimony in opposition by:

Mark Linsky, resident. Explained why he is opposed to this project and how the feeling is felt throughout the rest of the neighborhood. There's no room for tandem parking and that the area is crowded enough.

Al Strohlein, resident. Discussed the zoning issues in Pacific Beach and the history of the revisions made throughout the years and the subsequent downzoning.

Tom Gilroy, resident. Discussed type of people moving into these type of units, and the parking problems and crowded areas in the neighborhood.

Public Testimony was closed.

COMMISSION ACTION:

MOTION BY NEILS TO DENY THE APPEAL AND APPROVE THE PERMIT. Second by White. Passed by a 5-1 vote with Commissioner Benn voting nay and Chairperson Bernet not present.

The Planning Commission recessed at 12:13 noon and reconvened at 1:37 p.m.

ITEM-6: FASHION VALLEY CENTER EXPANSION; MISSION VALLEY DEVELOPMENT PERMIT/CONDITIONAL USE PERMIT NO. 93-0437.

COMMISSION ACTION:

MOTION BY SKOREPA TO CONTINUE TO OCTOBER 6, 1994 AT 9:00 A.M. TO ALLOW TIME TO HAVE ISSUES CLARIFIED AT THE TIME OF THE HEARING. Second by White. Passed by a 6-0 vote with Chairperson Bernet not present.

ITEM-7: TORREY PINES COMMUNITY PLAN UPDATE.

Mike Westlake presented Planning Department Report No. P-94-149.

Testimony in opposition by:

Adrian Marine, resident. Discussed the consequences of the categorical exclusion.

Michael Wells, California Department of Parks and Recreation. Talked to the letter to Mike West and Harry Mathis regarding endangered species. Requested certain language be included in the Community Plan.

Norma Sullivan, San Diego Audubon Society. Discussed the lagoon and the survival of migrating birds to these lagoons.

Craig Adams, Sierra Club. Discussed traffic concerns, encroachment issue, clear languages, General Plan and urban design dimensions.

Robert Thorburn, resident. Talked to rezoning issue and how they will affect his property.

Therese Tanalski, resident. Discussed her property and the zoning, traffic study on Carmel Valley Road.

Valerie Sullivan, Los Penasquitos Lagoon Foundation. Talked to the language in the plan as it relates to mitigation, bridges, Sorrento Valley Road and Carmel Valley Road widening.

Opal Trueblood, property owners. Referred to letter sent by Edward Navarro, Superintendent of San Diego Coast District.

Bob Lewis, Chair of Planning Group. Explained how the language was developed and how the Planning Group compromised with the City, and expressed his disdain with how this plan was written.

Shirley Smith, resident. Discussed the stops signs on Carmel Valley Road and the danger involved with safety, bike path, lagoon, commercial property and bridges.

Testimony in favor by:

Clyde Organ, resident. Expressed his favor of this plan and how it will benefit his community as well as traffic issues.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY QUINN TO RECOMMEND APPROVAL OF ALL STAFF RECOMMENDATIONS (INCLUDING THE ENVIRONMENTAL DOCUMENT) TO THE CITY COUNCIL WITH THE FOLLOWING EXCEPTIONS: REMOVE THE PERMISSIVE LANGUAGE FROM THE PLAN AS SUGGESTED IN THE LETTER FROM EDWARD NAVARRO, I.E., ON PAGE 29, POLICY 3. THE WORDS "WITHOUT APPROVED MITIGATION PLANS", PAGE 36, ITEM 3 DELETE THE WORDS "UNLESS ADEQUATE MITIGATION IS PROVIDED AND PROPER PERMITS ARE OBTAINED", PAGE 37, ITEM 6 THE REFERENCES TO MITIGATION IN PARTS A,B, AND D SHOULD BE DELETED, PAGE 54 CHANGE "SHOULD" TO "SHALL" AS IT RELATES TO NORTH TORREY PINES ROAD BRIDGE AND CARMEL VALLEY ROAD; ELIMINATE CATEGORICAL EXCLUSION; DELETE THE LANGUAGE RECOMMENDED BY STAFF IN THE MEMO FROM JEFF WASHINGTON TO THE COMMISSION DATED SEPTEMBER 8, 1994 REFERRING TO SORRENTO VALLEY ROAD REALIGNMENT AND CARROLL CANYON ROAD EXTENSION AND NORTH TORREY PINES ROAD BRIDGES; INCLUDE INSTALLATION OF STOP SIGNS ON CARMEL VALLEY ROAD AT THE INTERSECTIONS OF VIA APRILIA AND VIA GRIMALDI. Second by Skorepa. Passed by a 6-0 vote with Chairperson Bernet not present.

ADJOURNMENT:

The Planning Commission was adjourned at 5:42 p.m. by Vice-Chairperson McElliott.