

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 12, 1989  
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 9:20 a.m.  
The Planning Commission adjourned at 4:00 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-not present  
Commissioner Albert Kercheval-present  
Commissioner Scott Bernet-not present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins- not present  
Tom Salgado, Acting Deputy Director-present  
Mary Lee Balko, Deputy Director, Community  
Planning-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jim McLaughlin, Engineering and Development-present  
Recorder Janet MacFarlane-present

ITEMS-1 COASTAL DEVELOPMENT PERMIT NO. 88-1005. PROJECT  
THRU 5 NAME: GUEST HOUSE, 7884 LOOKOUT DRIVE. COASTAL  
DEVELOPMENT PERMIT NO. 88-1135. PROJECT NAME: SECURITY  
TITLE TRUST. COASTAL DEVELOPMENT PERMIT NO. 88-1160.  
PROJECT NAME: SHIHATA RESIDENCE. COASTAL DEVELOPMENT  
PERMIT NO. 88-1126. PROJECT NAME: RADY RESIDENCE.  
COASTAL DEVELOPMENT PERMIT NO. 88-1269. PROJECT  
NAME: KOON'S RESIDENCE.

WILLIAM EVANS, member of the La Corona Architectural  
Committee, spoke in opposition to the architectural  
design of the proposed residence under CDP 88-1269.

COMMISSION ACTION

LYNN BENN and KARL ZOBELL requested that Item 5,  
CPP 88-1269, be pulled from the consent calendar and set  
for Planning Director hearing.

On motion of YVONNE LARSEN, seconded by LYNN BENN, the  
Commission voted 4-0 (BERNET, PESQUEIRA, and CALKINS not  
present) to approve permits 88-1005, 88-1135, 88-1135,  
88-1126 and continue permit 88-1160 to January 19, 1989  
at 9:00 a.m.

MISCELLANEOUS

MARY LEE BALKO commented on the Commission's request for  
a workshop on the Single-family Rental Overlay Zone.

RECESS, RECONVENE

The Commission recessed at 9:35 a.m. and reconvened  
at 9:40 a.m.

ITEM-6 COLLEGE AREA COMMUNITY PLAN (FORMERLY STATE UNIVERSITY  
AREA PLAN UPDATE) - OCTOBER 1988 DRAFT. THE COLLEGE  
AREA COMMUNITY IS LOCATED SOUTH OF INTERSTATE 8 AND  
NORTH OF EL CAJON BOULEVARD, BETWEEN FAIRMOUNT AVENUE  
AND COLLWOOD BOULEVARD ON THE WEST AND THE SAN  
DIEGO - LA MESA CITY LIMITS ON THE EAST.

KARL ZOBELL abstained from discussion and vote on this  
item.

YVONNE LARSEN assumed Chair of the meeting.

BILL MACKAY presented Planning Department Report No. 89-010.

DOCTOR BRIAN BENNETT, representing the College Area Community Council, spoke in support of the plan amendment. He indicated they were against any rezoning to R1-1500 of the vacant lot on College Avenue south of Montezuma Road. He stated the R1-5000 zoning should be retained.

ANDRE BEAUPORLANT, College Area Community Council, spoke in support of the plan amendment. He stated they were opposed to the rezoning of the property on College Avenue and felt it should be retained at R1-5000 zoning.

JUDITH HOPPS, College Area Community Council, stated she was in support of the proposed amendments with the exception of the vacant lot on College Avenue.

MARJORIE CAMPBELL stated she was opposed to the proposed rezoning of the property on the west side of College Avenue.

SUSAN GIECH spoke in support of the plan amendment and the retention of the single-family residential areas.

BARBARA GREENE spoke in opposition to the proposed rezoning of the property on College Avenue noting there would be traffic impacts associated with developing multi-family at this location.

ELEANOR HERZMAN spoke in support of the R-1750 proposed zoning to the property on College Avenue. She indicated that the property was suited for multi-family zoning.

JOHN MULVEY spoke in support of maintaining the single-family neighborhood.

PAUL ROBINSON, representing the San Diego State University Foundation, spoke in support of the plan amendment. He recommended that the development of the master plan for the San Diego State area not be required to adhere to the Council's consolidation process.

CHARLES CHRISTENSEN, attorney representing property owners at the northeast intersection of Montezuma Road and College Avenue, spoke in opposition to the proposed change to the community plan relating to this property. He stated his clients were concerned about the potential widening of College Avenue and the impact it would have

on their property. He further questioned that the property should be used for "University-oriented uses." He stated there was no definition as to what this would allow. He further requested that access to the property be allowed not only off the alley, but College Avenue as well. He further requested that flexibility be allowed in the parking standards.

ALICE BRANOL, 5420 55th Street, spoke in opposition to the proposed rezoning of her property.

GAYLORD HENRY, attorney representing the Hearst property, spoke in opposition to the redevelopment project.

CHARLES MCGEHEE, spoke in opposition to the R1-5000 zone designation on his property on 63rd Street.

PATRICK McNAMARA spoke in opposition to the single-family zone designation on property on the west side of 47th Street in the College area.

SCOTT LEWIS spoke regarding the concept of a buffer area being established with the area north of El Cajon Boulevard.

MS. JO KILLEANEY stated she was opposed to any zone change to the property north of El Cajon Boulevard and west of College Avenue. She was opposed to any zone change from single-family to multi-family residences.

ROBERT LESH, representing MR. and MRS. HOWARD MUELLER, spoke in opposition to the R-600 zoning recommendation and felt the higher density was more appropriate because of its close proximity to the University.

DOUGLAS CASE spoke in support of the MR-1750 zoning for the vacant lot on College Avenue. He felt that single-family zone was not appropriate next to fraternities. He further questioned the plan text that would not allow existing fraternities and sororities to expand their facilities.

SCOTT SUTHERLAND, representing property owners on Art Street, spoke in opposition to the plan.

KEN SOBEL spoke in opposition to the plan text that would eliminate the ability of existing fraternities and sororities to expand their facilities.

DOCTOR BRIAN BENNETT spoke in support of the residents on 60th Street that wish to maintain and encourage single-family development.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (BERNET and PESQUEIRA not present with ZOBELL abstaining) to certify the environmental impact report and approve the plan amendment subject to the following advisory votes:

1. On a vote of 4-0, the Commission recommended that language be adopted that would exempt development of the San Diego State University Foundation Master Plan from the provisions of Council policy regarding community plan amendment consolidation.
2. On a vote of 3-1, the Commission recommended retention of the R1-5000 zoning on the vacant lot on College Avenue.

RECESS, RECONVENE

The Commission recessed at 11:40 a.m. and reconvened at 11:45 a.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-7 BASIC CONCEPT DRAWINGS FOR COLUMBIA SQUARE (ACE/KOLL) OFFICE BUILDING, NORTHWEST CORNER OF COLUMBIA AND "B" STREET. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-019.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-0 (BERNET and PESQUEIRA not present with KERCHEVAL abstaining) to approve the Basic Concept Drawings for the Ace/Koll office building.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-9 WORKSHOP -- SATELLITE ANTENNA ORDINANCE.

LAURA LOOP presented Planning Department Report No. 89-015.

MAC STROBL, representing SAIC, spoke in support of a public hearing to amend the Satellite Permit Ordinance. He felt that regulation in the Industrial Zone should be removed.

ERIC HAZARD, representing SAIC, spoke regarding regulation of disks in the industrial areas.

DON HUGHES spoke in favor of the hearing. He recommended that the current FAA regulations be reviewed in light of any proposed changes to the ordinance.

MR. DUDLEY, representing Satellite Distributors, questioned whether the ordinance was necessary at all and suggested that the FCC regulations be reviewed.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 to set this item for public hearing.

MISCELLANEOUS

CHAIRMAN KARL ZOBELL presented retiring COMMISSIONER PAULA OQUITA with a resolution acknowledging her service and dedication as Planning Commissioner for the past eight years.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 2:30 p.m.

ITEM-10 PACIFIC FURLOUGH FACILITY, CONDITIONAL USE PERMIT NO. 88-0817. THE FACILITY IS LOCATED AT 2727 BOSTON AVENUE BETWEEN 27TH AND 28TH STREETS IN THE AREA B ZONE IN THE BARRIO LOGAN PLANNED DISTRICT. AN ASSOCIATED PARKING LOT IS LOCATED AT 2328 NEWTON AVENUE BETWEEN

26TH STREET AND SICARD STREET IN THE AREA A ZONE IN THE BARRIO LOGAN PLANNED DISTRICT EQD NO. 88-0817.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 88-0817.

MICHEL ANDERSON, representing Pacific Furlough Facility, spoke in support of the permit.

ERNIE WRIGHT, applicant, spoke in support of the project.

DELTON STEVENS spoke in support of the facility and explained its operations.

JERRY DAWSON, attorney representing NBS Supply, spoke in opposition to the proposed facility. He recommended if approved, certain conditions be added to the permit.

DOLORES SELIA indicated her business was directly behind the proposed facility. She was concerned for her safety.

YVETTE RICO spoke in opposition to the facility.

VICKIE TARKOWSKI, area business owner, spoke in opposition to the proposed facility.

DAVE TARKOWSKI, representing Pfieffer Foods, spoke in opposition to the proposed facility, citing the concern about the women's safety.

MICHEL ANDERSON responded to the proposed conditions recommended by MR. DAWSON.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-1 (BERNET and PESQUEIRA not present with BENN voting in the negative) to approve the Conditional Use Permit with the following modifications:

- "1. Add amendment to paragraph 9 that would require a review of the Conditional Use Permit two years after its effective date to determine compliance with the requirements.
- "2. Paragraph 11 was continued to January 26, 1989 at 9:00 a.m. to further clarify the requirement that

only nonviolent offenders would be located at this facility.

"3. Add to paragraph 13 the following:

Should the lease of the parking lot on Newton Avenue terminate before 1994, this CUP shall be void unless the applicant has applied for an amendment of this permit for another parking lot location and said application is approved.

"4. Add to paragraph 14 the following:

c. Design of signs limiting the use of the parking lot to inmates and their visitors.

"5. Add to paragraph 16 the following:

No inmates shall be permitted outside the building on the premises except for ingress and egress and except for holidays and weekdays.

"6. Amend paragraph 17 as follows:

The facility shall employ not less than four personnel on-duty on the premises 24-hours per day, seven days per week."

ITEM-11 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-12 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

LYNN BENN referred to a letter from the Navajo Community Planners regarding park designation and asked if that matter would be before the Commission. Staff responded that this was not within the jurisdiction of the Planning Commission.

ADJOURNMENT

The meeting adjourned at 4:00 p.m.