

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 21, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman PAULA OQUITA at 9:00 a.m. The Planning Commission adjourned at 10:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Paula Oquita-present
Commissioner Yvonne Larsen-absent
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-absent
Commissioner Karl ZoBell-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director Michael J. Stepner-present
Ron Smith, Principal Planner-present
Tom Salgado, Principal Planner-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development Department-present
Recorder Janet MacFarlane-present

ITEM-1 SCIENTIFIC RESEARCH (SR) ZONE/CLASSIFICATION OF USE
(CLU) NO. 298.

Chairman OQUITA stated only four Commissioners would be able to participate and vote on this matter. She suggested the item be continued.

COMMISSION ACTION

On motion of CHRIS CALKINS seconded by PAULA OQUITA, the Commission voted 4-0 (BENN, PESQUEIRA AND KERCHEVAL not present) to continue this item until February 11, 1988 at 9:00 a.m.

ITEM-2 CONDITIONAL USE PERMIT 87-0922: A REQUEST TO CONSTRUCT A 30-FOOT-HIGH ROOF-MOUNTED RADIO ANTENNA WITH A SIX-FOOT DIAMETER MICROWAVE ANTENNA IN CONJUNCTION WITH A RADIO STATION STUDIO AND OFFICES; MAGIC 102 FM. LOCATED ON THE SOUTHEAST SIDE OF KEARNY VILLA ROAD BETWEEN TOPAZ WAY AND CHESAPEAKE DRIVE. PORTION OF LOTS 72 AND 78 OF RANCHO MISSION OF SAN DIEGO. SERRA MESA COMMUNITY PLANNING AREA.

KARL ZOBELL indicated he would abstain from discussion and vote on this item.

JULIAN BANALES presented Planning Department Report No. 88-035.

BILL HEDENKAMP, applicant, was present for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA seconded by CHRIS CALKINS, the Commission voted 4-0 (KERCHEVAL and LARSEN not present with KARL ZOBELL abstaining) to approve the conditional use permit as recommended by staff.

ITEM-3 THIS ITEM HAD BEEN REMOVED FROM THE AGENDA.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S ACTION ON THE TIM KING-UNIFUND SOUTHEAST SAN DIEGO PLANNED DISTRICT

DEVELOPMENT PERMIT NO. 87-0840. PROPOSING CONSTRUCTION OF A 14-UNIT APARTMENT COMPLEX WITH ENCLOSED GARAGES. A 0.38-ACRE, MF 1500 ZONED SITE LOCATED ON THE NORTH SIDE OF MARKET STREET BETWEEN 26TH AND 27TH STREETS. LOTS 44 THRU 48 IN BLOCK 38 OF C.L. CARR'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST CORNER OF PUEBLO LOT 1154 ACCORDING TO MAP THEREOF FILED IN BOOK 14, PAGE 83 OF DEEDS ON SEPTEMBER 16, 1871. SOUTHEAST SAN DIEGO COMMUNITY PLAN.

This item was trailed.

ITEM-5, 6 & 7 APPEAL OF THE CLIFF COURT PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT NO. 87-0325, ACCOMPANYING TENTATIVE MAP NO. 87-0325 AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0325. LOCATED ON THE NORTHERLY SIDE OF MISSION CLIFF DRIVE NORTH OF ADAMS AVENUE IN THE R1-5000, R1-40,000 HILLSIDE REVIEW OVERLAY AND RESOURCE PROTECTION OVERLAY ZONES IN THE UPTOWN COMMUNITY. EQD NO. 87-0325, A NEGATIVE DECLARATION.

Chairman OQUITA indicated this item would have to be re-noticed for a future date and could not be considered by the Commission at this time.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S ACTION ON THE TIM KING--UNIFUND SOUTHEAST SAN DIEGO PLANNED DISTRICT DEVELOPMENT PERMIT NO. 87-0840. PROPOSING CONSTRUCTION OF A 14-UNIT APARTMENT COMPLEX WITH ENCLOSED GARAGES. A 0.38-ACRE, MF 1500 ZONED SITE LOCATED ON THE NORTH SIDE OF MARKET STREET BETWEEN 26TH AND 27TH STREETS. LOTS 44 THRU 48 IN BLOCK 38 OF C.L. CARR'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST CORNER OF PUEBLO LOT 1154 ACCORDING TO MAP THEREOF FILED IN BOOK 14, PAGE 83 OF DEEDS ON SEPTEMBER 16, 1871. SOUTHEAST SAN DIEGO COMMUNITY PLAN.

MARK CANO presented Planning Department Report No. 88-036.

Chairman OQUITA suggested the Commission take testimony on this item and continue the appeal in order that a field trip to the site could be made.

WESLEY STARK indicated his support for the project. He indicated the project that Mr. KING had developed was one of quality and the concerns raised by the

neighborhood were unfounded. He noted that the project complied with all the current regulations for development.

TONY BEDFORD stated he owned the property before Mr. KING purchased the site. He stated the City needed close-in housing where the infrastructure was already in place and this would be the best improvement for the vacant lot.

TIM KING, applicant, indicated he built the project across the alley from the proposed site. He stated he received objections from two or three of the neighbors but after the project was completed he received many compliments on its quality.

VERNA QUINN, representing the Southeast San Diego Development Committee, stated her group voted unanimously to oppose this phase of the project. She stated the problems in the community were a result of added density of the previous project. She stated the planning group had been addressing this development since 1985 with their concern regarding illegal dumping on the site. She stated they opposed the street vacation of G Street and the alley. She stated the required improvement on G Street had never been done, which should be accomplished before any new development permit is issued. She stated the question of grading on the site had yet to be resolved.

JESSIE ALBRITTEN, 2681 Market Street, stated his home was across the street from Mr. KING's project. He stated his basement was flooded and a tree had fallen on his house. He further questioned the filling of the canyon.

FRED BAKER stated his basement was filled with water. He complained about the alley stating it was only improved to his lot. He stated the alley was used as a street which was causing traffic problems in the area.

COMMISSION ACTION

On motion of RALPH PESQUEIRA seconded by CHRIS CALKINS, the Commission voted 5-0 (LARSEN and KERCHEVAL not present) to continue this item until February 11, 1988 at 10:30 a.m. It was noted a field trip would be conducted to the site on February 4, 1988. It was further stated that there would be no public testimony at the meeting, February 11, 1988.

ITEM-8 APPEAL OF THE SUBDIVISION BOARD'S DENIAL OF VESTING TENTATIVE SUBDIVISION MAP NO. 87-0115, HAMPE HILLS. ONE HUNDRED AND FORTY-NINE LOT SUBDIVISION MAP FOR A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. THE A1-10,000 (HILLSIDE REVIEW OVERLAY), PROPOSED R1-5,000 (HILLSIDE REVIEW OVERLAY) ZONED SITE IS LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY AND IS WITHIN THE PENASQUITOS EAST COMMUNITY PLANNING AREA (ATTACHMENT 1).

TED SHAW presented Planning Department Report No. 88-031.

KEN UNRUH indicated his support for the project. He stated the City would be receiving a park as a condition of the map and a correction of a pump station.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL and LARSEN not present) to deny the appeal and to deny the map as recommended by staff.

ITEM-9 & 10 MANNION NORTH CITY WEST DEVELOPMENT PLAN NO. 87-0785 AND VESTING TENTATIVE MAP NO. 87-0785 FOR A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, T14S, R3W, SBM, LOCATED ON THE EAST SIDE OF OLD EL CAMINO REAL BETWEEN DERBY FARMS ROAD AND BLACK MOUNTAIN ROAD IN THE NORTH CITY WEST, NEIGHBORHOOD 7 PRECISE PLAN AREA OF THE NORTH CITY WEST COMMUNITY PLAN.

Chairman OQUITA explained these items would have to be continued for re-noticing.

ITEM-11 THIS ITEM WAS REMOVED FROM THE AGENDA

ITEM-12 ANNOUNCEMENTS AND PUBLIC COMMENT

There were no announcements nor public comment during this portion of the meeting.

ADJOURNMENT

The Commission adjourned at 10:40 a.m.