

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 26, 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 9:00 a.m.
The Planning Commission adjourned at 4:40 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael Stepner, City Architect-present
Mary Lee Balko, Deputy Director,
Community Planning-present
Tom Salgado, Acting Deputy Director, Development
Fred Conrad, Chief Deputy City Attorney-present
Larry Monserrate, Principal Planner-present
Bob Didion, Acting Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JANUARY 5, 1989.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to approve the minutes of January 5, 1989.

ITEM-1A PACIFIC FURLOUGH FACILITY CONDITIONAL USE PERMIT
NO. 88-0817

KAREN LYNCH-ASHCRAFT presented Planning Department Memorandum dated January 20, 1989.

MICHEL ANDERSON, representing Pacific Furlough, spoke regarding Condition 11 of the permit. He did not agree with the staff recommendation and recommended certain offenders be allowed to reside at the facility.

JERRY DAWSON, representing Cal Cardiff, concurred with the staff recommendation regarding Condition 11 of the permit.

DELORES CELIA spoke in opposition to the furlough being located at the property. She stated it was close to an elementary as well as junior high school.

EARLIE WILLIAMS indicated they did not want anyone arrested for a crime in their area.

YVETTE RICO spoke in opposition to the permit. She was opposed to the type of offenders that would be located at this facility.

RACHEL ORTIZ spoke in opposition to the project because of a senior citizen facility located in close proximity to the proposed facility.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-1 (BENN voting in the negative) to approve Condition 11 as recommended by staff with the requirement that any problem with the facility be brought back to the Commission immediately.

RECESS, RECONVENE

The Commission recessed at 9:45 a.m. and reconvened at 9:50 a.m.

ITEM-2 AMENDMENTS TO MID-CITY PLANNED DISTRICT ORDINANCE TO INCORPORATE UPTOWN COMMUNITY PLAN AREA AND COMMUNITY-WIDE REZONINGS

KARL ZOBELL abstained from discussion and vote on this item. RALPH PESQUEIRA assumed chair of the meeting.

JOHN WILHOIT presented Planning Department Report No. 89-039 as well as Planning Department Memorandum dated January 25, 1989.

CHRIS GEDROSE, representing Uptown Community Planners, spoke in support of the proposed amendment. He recommended a lower density at the Goldfinch and Sutter location.

LEW QUINNEY spoke in the support of the proposed MP-2 zoning for the property at 136 West Fir Street.

MICHAEL KELLER indicated he was in support of the R-1000 zoning proposed for his property at Sutter and Goldfinch. He indicated he was in opposition to the planning group's recommendation for R-1500 zoning.

LYNN HEIDEL, representing the downtown Senior Center, spoke in support of the plan amendment. She indicated the center was in the process of obtaining HUD financing and they were anticipating issuance of a building permit within 60 days.

LYNN HEIDEL, representing the Trevi Group, explained that they were processing a PCD for a 26,000-square-foot medical complex at Fourth and Lewis. She asked that the project be separated from the plan amendment so that they could proceed with their project.

JOHN LOMAC spoke in opposition to the proposed rezoning from R-3000 to R-5000 in the area between Lincoln and Johnson. He stated this rezoning would result in more than 50 percent of the properties becoming non-conforming.

REBECCA MICHAEL, representing Christine Baron, spoke in opposition to the proposed rezoning. She stated the

hillside review boundary should be adjusted. She asked that they be allowed to work with staff so they could develop an appropriate boundary for the HR Zone.

REBECCA MICHAEL, representing Sunroad Enterprises, stated that the proposed CV-1 zoning for the property at Fifth and Quince would make the property non-conforming. She stated this building was completed within the past year at a cost of \$10 million and was currently 60 percent leased. She requested that if the CV zoning be implemented that the restriction on the ground floor be deleted.

FERDINAND FLETCHER spoke in opposition to the HR Overlay Zone being applied to his property at Third and Redwood.

SEAN HARGADEN, representing Jackson and Associates, spoke in opposition to the proposed rezoning at 4216 Backman Place.

JIM DAWE spoke in opposition to the land use restrictions proposed for his office location on Fourth Avenue.

JIM DAWE, representing Creative Properties, stated his client was processing a PCD at the property at Fifth and Sixth Avenues between Grape and Hawthorn. He recommended the project be allowed to proceed as currently being proposed.

JANAY KRUGER spoke in opposition to the proposed zone designation at 4554 North Avenue.

HAMILTON MARSTON spoke in opposition to the proposed zone designation of R1-5000 to R1-8000 to the property at 3575 Seventh Avenue.

GRANT MOSKOWITZ, owner of property at 2020-2040 Second Avenue, spoke in opposition to the proposed zone change.

GRACE THACKERAY, owner of property at 321 Robinson Avenue, spoke in opposition to the proposed zoning.

RAOUL MARQUIS spoke in opposition to the proposed rezoning on India Street.

JOHN ASHLEY spoke against the zone designation being proposed for First Avenue at University.

WILLARD CHENG spoke against the proposed height limitation for his project being developed at Fifth and Kalmia.

ROBERT ORPHEY spoke in opposition to the proposed zone change for Block 17 near UCSD.

LINDA NEYNENESCH indicated she was opposed to the recommended zone change for the one-acre property under her ownership.

ALICE WELLS spoke in opposition to the proposed zone change for her property at 3972 Cleveland Avenue.

EDWIN ROBINSON spoke in opposition to the proposed zone change being recommended for his property at Jackdaw and Washington. He recommended that the current zoning remain.

ROSE CRAFT spoke in opposition of the zone change recommendation for 3411 Fairmount Avenue.

GARY HAGGARD spoke in opposition to the zone change recommended for his property at Kalmia and Union.

AL RODRIGUEZ, representing area residents, spoke in support of maintaining single-family homes around Sutter and Goldfinch and recommended the R-1500 zone be applied to the property.

DONALD MORSE indicated his support for the R-1500 zone for the property at Sutter and Goldfinch.

LUCY GALVIN spoke in opposition to the downzoning at the northeast corner of Maryland Avenue.

TOM GORRIE spoke in opposition to the downzoning proposed for the property at 1049 Lincoln Avenue. He stated the approximately 77 percent of the area had been developed to the R-3000 zone and felt it should remain.

NANCY JENNINGS, representing Mr. and Mrs. Joseph Ricco, spoke in support of the proposed plan amendment.

STEVEN GRADY spoke in opposition to the proposed zoning for the southeast corner of Fifth and Laurel.

DOUGLAS RUSHFELDT spoke in opposition of the downzoning of the residential land and the increase in off-street parking requirements.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 6-0 (ZOBELL abstaining) to continue this item to February 16, 1989, at 2:00 p.m.

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 6-0 (ZOBELL abstaining) to recommend approval of an extension on the Uptown Interim Ordinance in the event that final action is not taken on these items prior to expiration of the current ordinance.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 12:00 noon.

- ITEM-3 APPROVAL OF BASIC CONCEPT DRAWINGS FOR TORREY ENTERPRISES - PROJECT BOUNDED BY PACIFIC HIGHWAY, CALIFORNIA, E & F STREETS

This item was withdrawn from the agenda.

- ITEM-4 APPROVAL OF BASIC CONCEPT DRAWINGS KOLL/PARCEL C - PROJECT LOCATED ON BROADWAY BETWEEN KETTNER AND COLUMBIA

This item was withdrawn from the agenda.

- ITEM-5 REVIEW OF BASIC CONCEPT DRAWINGS FOR 505 "G," STREET RESIDENTIAL CONDOMINIUMS ON THE BLOCK BOUNDED BY "G," MARKET, INDIA AND COLUMBIA. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

SCOTT BERNET AND AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL, presented Planning Department Report No. 89-052.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (BERNET and KERCHEVAL abstaining with ZOBELL not present) to approve the concept drawing as recommended by staff.

ITEM-6 REVIEW OF BASIC CONCEPT DRAWINGS FOR TYSON PLAZA, A MIXED USE PROJECT BLOCK BOUNDED BY "G" AND MARKET, FIRST AND SECOND STREETS. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 89-053.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL abstaining with ZOBELL not present) to approve the basic concept drawing for Tyson Plaza as recommended by staff.

ITEM-7 REVIEW OF BASIC CONCEPT DRAWINGS FOR ONE COURTHOUSE PLAZA, AN OFFICE BUILDING LOCATED AT THE NORTHEAST CORNER OF "C" AND STATE. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 89-054.

MAX SCHMIDT spoke regarding the project and requested the conditions of approval as recommended by CCDC be approved.

JACK McKEOWN spoke in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (KERCHEVAL abstaining with ZOBELL not present) to approve the basic concept drawing as recommended by CCDC and to encourage further dialogue with staff on the street level design.

ITEM-8 INITIATION OF COMMUNITY PLAN AMENDMENT FOR OTAY MESA -
OTAY MESA CENTER

This item was withdrawn by the applicant.

ITEM-8A CALIFORNIA CURL CORPORATION - DISPOSITION AND
DEVELOPMENT AGREEMENT, CONCEPTUAL DESIGN REVIEW -
SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION. LOCATED IN
THE GATEWAY CENTER EAST REDEVELOPMENT PROJECT IN THE
SOUTHEAST SAN DIEGO COMMUNITY. LOTS 7-9 OF THE GATEWAY
CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 ON
THE EAST SIDE OF GATEWAY CENTER WAY, NORTH OF MARKET
STREET, WEST OF BOUNDARY STREET.

AL KERCHEVAL abstained from discussion and vote on this
item.

TAMIRA CLARK presented Planning Department Report
No. 88-373.

REYNALDO PISANO spoke in opposition to the proposed
building. He indicated it was too massive for the site.

MARIA PETERSON spoke in opposition to the design of the
building.

ANNA MAJOR Spoke in opposition to the project.

CLARENCE McCOY, applicant, spoke in support of the
project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS,
the Commission voted 4-1 (BENN voting in the negative
with KERCHEVAL abstaining and ZOBELL not present) to
approve the permit as recommended by staff per the
exhibit presented to the Commission.

RECESS, RECONVENE

The Commission recessed at 12:40 p.m. and reconvened at
2:20 p.m.

ITEM-9 AMEND SECTION 101.0407.E.1 OF THE MUNICIPAL CODE TO
INCREASE PARKING REQUIREMENTS WHERE "GO HOMES" ARE
DEVELOPED.

PAT GRABSKI presented Planning Department Report No. 89-007.

TOM ROYDEN explained the problem in their areas with "Go Home" development. He stated there were as many as 12 to 15 cars being parked in the area from one single-family residence.

TED SMITH stated everyone of the "Go Homes" was located at the Carmel Valley Road where no single-family residences could be built. He stated he was in favor of increasing the parking requirements for the single-family zone and felt "Go Homes" responded to rising housing costs.

DICK GARLOCK spoke in opposition to the parking requirements because they would be applied City-wide, but he felt it was appropriate for the "Go Homes" themselves.

TED GOLDBERG felt that the off-street parking should be provided for the "Go Homes".

SHIRLEY SMITH stated she would like to see more parking facilities required for "Go Homes" and preferably in garages.

CLAUDE ORGAN recommended covered garages be required for "Go Homes".

OPAL TRUEBLOOD spoke in opposition to the development of "Go Homes". She indicated the proposed amendment to the single-family parking requirement did not address the problem.

DUDLEY POLLARD stated the proposed ordinance was better than nothing, and perhaps it should require covered parking for this additional parking spaces being proposed.

DENNIS NEWMAN stated the "Go Homes" were ruining the neighborhoods and recommended the additional required parking be provided in garages.

COMMISSION ACTION

On motion of LYNN BENN, seconded by AL KERCHEVAL, the Commission voted 7-0 to defer any action on the proposed parking requirements, and further to conduct another workshop on this item.

RECESS, RECONVENE

The Commission recessed at 3:15 p.m. and reconvened at 3:20 p.m.

ITEM-10 PENASQUITOS EAST COMMUNITY PLAN AMENDMENT - ALTERNATIVE LIBRARY SITE. THIS PROPOSAL WOULD AMEND THE PENASQUITOS EAST COMMUNITY PLAN TO RELOCATE THE COMMUNITY'S LIBRARY FROM THE TOWN CENTRE TO A 5.3-ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF CALLE DE LAS ROSAS AND SALMON RIVER ROAD WHICH IS NOW DESIGNATED FOR OPEN SPACE.
OWNER/APPLICANT: CITY OF SAN DIEGO.

MIKE WESTLAKE presented Planning Department Report No. 88-038.

Al KERCHEVAL indicated he was a member of the YMCA Board, and would, therefore, abstain from discussion and vote on this item.

WILLIAM SANWALD, City Librarian, spoke to the need for the larger facility and recommended the plan be amended to provide for the library site at Calle de los Rosas.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the plan amendment indicating the issues cited in the environmental impact report on the proposed library site.

KAREN LABAR spoke in opposition to the alternate library site and recommended the library be maintained in the Towne Center.

DENNIS AINSWORTH, representing the Casa Blanca Homeowners Association, spoke in support of maintaining the library site at the Towne Center.

MIKE STEWART spoke in support of the Towne Center location.

JOHN CARSON spoke in support of the Towne Center location for the library.

LOI LENGUYEN recommended against the plan amendment and maintaining the library at the Towne Center location.

CHARLOTTE MAHAN spoke in opposition to moving the library site.

WILLARD SACHS spoke in opposition to the library being relocated to Salmon River Road and Calle de los Rosas.

MARIANNE CARSON spoke in opposition to the proposed plan amendment.

JAY LORENZ spoke in opposition to the plan amendment.

JANE McDOWELL spoke in support of maintaining the library at its existing location.

COLLEEN CALLAHAN spoke in support of maintaining the library site in the existing Towne Center.

ELIZABETH HAGEMEISTER spoke in support of maintaining the library site in the Towne Center location.

ALAN PRONOVOST spoke in opposition to the proposed plan amendment.

VINCENT D'AGOSTINO spoke in support of maintaining the library site at its existing location.

LINDA SACHS spoke in opposition to the plan amendment.

JOHN CARSON spoke in opposition to the plan amendment and in support of maintaining the library site at its current designation.

ROBERT McDOWELL stated he was opposed to the proposed alternative site for the library stating part of his property would need to be used for access.

PAUL HEETER spoke in support of maintaining the library site at its current, designated location.

ALAN DICKEY, representing the Rancho Penasquitos Planning Board, indicated their support for maintaining the library site at its current designated location.

MARILYN BROWN, representing the Penasquitos Town Council, indicated the Town Council had decided to remain neutral on this issue.

KATHLEEN ZAWORSKI BURKE indicated her support for the alternate library site, stating it was a superior location.

PAMELA STEVENS spoke in support of the alternative library site. She indicated the location was quite

removed from the bottom of the Canyon and felt there would not be a negative environmental impact.

MICHAEL CONRAD spoke in support of the alternate location.

RUTH BINDER spoke in support of the alternate library site.

BILL MOYERS indicated he would be in support of the library at the Towne Center site.

DOROTHY TAYLOR indicated she didn't understand why more sites were not under consideration. She indicated the site should be centrally located.

DEBBIE MCEVIE indicated her support for the Towne Center site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 6-0 (KERCHEVAL abstaining) to deny the recommended plan amendment.

ITEM--11 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 4:40 p.m.