

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JANUARY 5, 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 9:15 a.m.  
The Planning Commission adjourned at 2:25 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  
Lee Okeson, Deputy Director, Development Planning-present  
Mary Lee Balko, Deputy Director, Community Planning-present  
Joe Flynn, Deputy Director, Regulatory Division-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jim McLaughlin, Engineering and Development-present  
Recorder Janet MacFarlane-present

MISCELLANEOUS

Assistant City Clerk JACK FISHKIN swore in SCOTT H. BERNET, as newly appointed Planning Commissioner.

MARY LEE BALKO introduced GAIL GOLDBERG, newly appointed planner in the Community Planning Division.

ITEM-1 APPROVAL OF MINUTES OF OCTOBER 27, DECEMBER 1, 8 AND 15, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (KERCHEVAL not present with CALKINS and BERNET not voting) to approve the minutes of December 1, 1988.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL not present with BERNET not voting) to approve the minutes of December 8, 1988.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL not present with BERNET not voting) to approve the minutes of December 15, 1988.

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 4-0 (PESQUEIRA, LARSEN and BERNET not voting) to approve the minutes of October 27, 1988.

ITEM-2 STREET ACTION 88-540 - STREET NAME CHANGE: MEADIATRICE LANE TO PACIFIC VIEW HEIGHTS WAY

JIM McLAUGHLIN presented Engineering and Development memorandum dated November 14, 1988.

MARLA LOPEZ spoke in favor of the street name change, explaining that children had difficulty pronouncing and spelling the street name.

BOB NUSSBAUM spoke in favor of the street name change. He stated there was difficulty in communicating the

correct spelling of the street name and it was creating confusion.

GAIL ROHNER spoke in favor of the street name change. She explained her children could not pronounce the street name which was a safety concern.

SANDRA NUSSBAUM spoke in support of the street name change and stated the name they had chosen fitted more with the area.

MARGE ROUDEBUSH spoke in opposition to the street name change. Her opposition was based on the inconvenience in changing all the documents, trust deeds, personal checks and credit cards to reflect the new street name.

MARGARET SIMMS stated she was opposed to the street name change because of the inconvenience in notifying all relatives of her new address.

ELFREDO GUINTO spoke in opposition to the street name change.

JUDY KERR stated she did not wish any more difficulty in receiving mail by having the street name change and therefore, she was opposed to the name change.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the street name change as recommended by staff.

ITEM-3 TENTATIVE MAP NO. 88-1074, TIERRA PALMS CONDOMINIUMS. PROPOSED TENTATIVE MAP FOR THE PURPOSE OF CONVERTING 31 APARTMENTS TO CONDOMINIUMS, LOCATED AT 2950-2996 BAYSIDE WALK BETWEEN SAN FERNANDO PLACE AND DOVER COURT IN THE MISSION BEACH AREA. OWNER/APPLICANT: SOUTH MISSION BEACH H.S. PARTNERSHIP.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the condominium conversion as recommended by staff.

ITEM-4 INITIATION OF A NORTH CITY WEST DEVELOPMENT UNIT 8  
PRECISE PLAN AMENDMENT AND COMMUNITY PLAN AMENDMENT.  
490 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF CARMEL  
VALLEY ROAD, EAST OF THE INTERSTATE 5 FREEWAY (SEE  
ATTACHMENT NO. 1). APPLICANT: CITY OF SAN DIEGO.

NICK OSLER presented Planning Department Report  
No. 89-003.

MARVIN GERST, property owner of Peppertree Farms, stated  
he was not opposed to the plan amendment initiation but  
was concerned about the issue of equity and fairness to  
all property owners in the area. MR. GERST made  
specific recommendations on how the precise plan  
amendment should be brought forward.

PAUL ROBINSON, representing R.B. MCCORMICK, stated his  
client was sympathetic with the various property owners  
and with their particular points of view.

BILL MITCHELL stated the Carmel property owners were  
asking for fairness in dealing with land use  
designations for the area.

ALICE TANG spoke regarding the interests of minority  
owners in the area and how their property rights should  
be protected.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the  
Commission voted 7-0 to initiate the plan amendment as  
recommended by the Department.

ITEM-5 UNIVERSITY COMMUNITY PLAN AMENDMENT FOR THE LA JOLLA  
CANCER RESEARCH FOUNDATION

KARL ZOBELL abstained from discussion and vote on this  
matter. VICE CHAIRMAN PESQUEIRA assumed Chair of the  
meeting.

THERESA WILKINSON reviewed the memorandum to the  
Planning Commission dated December 30, 1988.

FRED PEARSON, NAS Miramar, stated he would have no  
objection to a continuance on this matter.

LYNN HEIDL, representing La Jolla Cancer Research, expressed concern about continuing the project further and she spoke in opposition to the Department's request for a continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-2 (BERNET and BENN voting in the negative with ZOBELL abstaining) to deny the requested continuance and to discuss the item.

LYNN HEIDL spoke in support of the project.

DR. DOUGLAS ARMSTRONG, representing La Jolla Research Foundation, reviewed the site plan.

CAPTAIN ARMSTEAD SMITH, Foundation Trustee, spoke in support of the project.

LYNN HEIDL indicated they too were concerned with lot coverage and the property being located in the Accident Potential C Zone. She stated they had agreed they would comply with the conditions of the CLUP.

FRED PEARSON, NAS Miramar, spoke about their concern with the placement of an auditorium in this crash hazard zone.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-3 (CALKINS, BENN and BERNET voting in the negative with ZOBELL abstaining) to approve the proposed amendment as requested by the applicant. This motion failed for lack of four affirmative votes.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (ZOBELL abstaining) to certify the mitigated negative declaration and approve the amendment as recommended by staff increasing the density to 20,000 feet per acre with the understanding that at the time the Cancer Research Foundation has proceeded further, they could consider additional density based on the results of the traffic study for the area.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 10:55 a.m.

ITEM-6 PRICE COMPANY - 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. LOT 1 OF THE GATEWAY CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 ON THE WEST SIDE OF GATEWAY CENTER WAY, NORTH OF MARKET STREET, EAST OF STATE ROUTE 15. OWNER/APPLICANT: SAN DIEGO COLLEGE OF RETAILING/SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: THE PRICE COMPANY.

AL KERCHEVAL abstained from discussion and vote on this item.

TAMIRA CLARK presented Planning Department Report No. 89-018.

JOHNNY TABOR spoke in support of the project.

MARCELLA HARRIS spoke in support of the project.

JIM CAHILL, San Diego College of Retailing, spoke in support of staff recommendations. He indicated his concern that it would be approved subject to a redesign of the project. He stated they would be happy to work out and solve the issues with staff. He indicated, however, it was almost impossible to design the building to be consistent with the Price Club structure.

ESSA BROWN, area resident, spoke in support of the college retail center.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (KERCHEVAL not voting) to give conceptual approval to the design for the Price Club development with further review of the site plan, design and colors to the satisfaction of the Planning Department.

ITEM 7 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM 8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-8A SIDEWALK CAFE ORDINANCE REVIEW. THE SIDEWALK CAFE REGULATIONS ARE APPLICABLE CITY-WIDE AND ARE DESIGNED TO ENCOURAGE SIDEWALK CAFES IN COMMERCIAL AREAS TO PROVIDE FOR THE CREATION OF A MORE URBAN PEDESTRIAN ENVIRONMENT.

KEVIN MCGEE presented Planning Department Report No. 89-012.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to direct staff to come back in another workshop with a recommendation for modifications to the sidewalk cafe ordinance based on their earlier discussion. It was further suggested that the review include amending the ordinance so fewer discretionary reviews would be necessary.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:30 p.m.

ITEM-9 INTERIM ORDINANCE FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN GOLDEN HILL. AN INTERIM ORDINANCE LIMITING RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE GOLDEN HILL COMMUNITY PLAN AREA PENDING IMPLEMENTATION OF THE COMMUNITY PLAN. APPLICANT: CITY OF SAN DIEGO.

HEIDI WAKHAM presented Planning Department Report No. 89-006.

RICHARD MORANTZ, representing the planning group, spoke in support of the interim ordinance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSON, the Commission voted 7-0 to approve the interim ordinance as recommended by staff.

RECESS/RECONVENE

The Commission recessed at 1:40 p.m. and reconvened at 2:00 p.m.

- ITEM-10 SUPPLEMENT TO PLANNING REPORT NO. 88-489 ON THE NAVAJO COMMUNITY PLAN AMENDMENT FOR GRANTVILLE, AND THE ZONING CONSISTENCY PROGRAM.

THERESA WILKINSON presented Planning Department memorandum dated December 30, 1988.

FRANK DRACHMAN, President of Grantville Improvement Association, spoke in support of the amendment. He indicated his concern was the area that would be designated industrial. He felt that if developed industrial the CPIOZ ministerial permit should be applied rather than any discretionary review.

Commissioners CALKINS, ZOBELL and BERNET indicated they had all listened to the tape recording of the previous hearing on this item and were eligible to participate and vote.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to certify the negative declaration and approve the plan amendment as recommended by staff.

- 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.

COMMISSIONER KERCHEVAL spoke regarding the application of the Single-Family Rental Overlay Zone. He asked that staff come back in workshop to report on the effectiveness of the ordinance, where it has been applied, and identify other impacted areas of the City which might take advantage of the overlay zone. He noted that the Navajo area had expressed concern regarding the mini-dorm problem and it was possible that application of this overlay zone could be applied to areas within the Navajo Community.



ADJOURNMENT

The Commission adjourned at 2:25 p.m.