

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JANUARY 7, 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 4:10 p.m.

ATTENDANCE DURING THE MEETING:

Commissioner Paula Oquita-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Karl ZoBell-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Planning Director Robert P. Spaulding-present
Assistant Planning Director Michael J. Stepner-present
Deputy Director Lee Okeson-present
Acting Deputy Director Mary Lee Balko-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Salgado, Principal Planner-present
Jim McLaughlin, Engineering and Development Department-present
Recorder Janet MacFarlane-present

ITEM-A MISCELLANEOUS

Chairman PAULA OQUITA introduced ROBERT SPAULDING, Planning Director.

LEE OKESON and MARY LEE BALKO introduced members of their staff recently appointed to their respective divisions.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF DECEMBER 3, 10 AND 17, 1987.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 5-0 (PESQUEIRA and CALKINS not present) to approve the minutes of December 3, December 10, as amended, and December 17, 1987.

ITEM-2 CONSENT AGENDA ITEMS 3 - 6.

Items 4 and 6 were removed from the consent agenda.

ITEM-3 THIS ITEM WAS REMOVED FROM THE AGENDA.

ITEM-5 STREET ACTION 84-550: BENICIA STREET NORTH OF FRIARS ROAD AND ADJACENT TO PARCEL 2 OF PARCEL MAP 10993.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 5-0 (KERCHEVAL and CALKINS not present) to approve Street Action 84-550-000 as recommended by staff.

ITEM-4 STREET ACTION 86-517 - THE VACATION OF UNION STREET SOUTH OF MAPLE STREET AND ADJACENT TO LOTS 11 & 12, BLOCK 81, AND LOTS 1 & 2, BLOCK 82, ALL BEING WITHIN MAP 1874.

JIM McLAUGHLIN requested a continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL and CALKINS not present) to continue this item to February 11, 1988 at 9:00 a.m.

ITEM-6 STREET ACTION 87-529 - THE VACATION OF EXCESS PORTIONS OF THE STREET RESERVATION WITHIN LOT 20F, MAP 7215 AND LOT 3 OF MAP 4187.

JIM McLAUGHLIN presented the Engineering and Development Department report on the subject street vacation.

DAN GUEVARA, attorney representing the applicant, spoke in favor of the street vacation. He indicated the street was not necessary for public use. He pointed out the adjacent property owner would still have secondary access to his lot.

MR. GANDENBERGER, representing the applicant, indicated approximately 2400 square feet of usable space would be lost without the subject street action.

VERNA QUINN, Chairperson of the Southeast San Diego Development Committee, indicated their support for the project. She indicated the street vacation seemed reasonable and particularly because they were providing a 44-foot-wide remaining right-of-way. She noted the property owner opposed to the street vacation did have 100-feet of frontage along Imperial Avenue.

MRS. A.E. DORVAL spoke in opposition to the street vacation. She indicated the secondary access was necessary to serve her property. She indicated a minimum of 52 feet would be needed to serve her property.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-1 (ZOBELL voting in the negative with KERCHEVAL and CALKINS not present) to approve the subject street action as requested by the applicant.

ITEM--7 THIS ITEM REMOVED FROM THE CONSENT AGENDA.

ITEM-8 FACILITIES BENEFIT ASSESSMENT FOR THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AREA.

Chairman OQUITA noted a request for a continuance on this item to March 4, 1988, by BOB DINGEMAN, Chairman of the Scripps Miramar Ranch Community Planning Group.

In response to the Commission, MR. SCHEMPERS explained what potential loss for additional FBA's would result if this matter were continued.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue this item to March 4, 1988 at 9:00 a.m. It was further noted during the meeting this date was incorrect and would be considered at the Commission's meeting of March 3, 1988 at 9:00 a.m.

ITEM-9 MKEG OTAY MESA-NESTOR COMMUNITY PLAN AMENDMENT.

LEE OKESON stated the EIR on this project was not final and requested a continuance on this matter to February 18, 1988 at 1:30 p.m.

JOHN THELAN, attorney representing the applicant, indicated the major property owner would be out of town on February 18th and requested an indefinite continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 7-0 to continue this matter to February 18, 1988 at 1:30 p.m.

RECESS, RECONVENE

The Commission recessed at 9:55 a.m and reconvened at 11:00 a.m.

ITEM-10 THIS ITEM WAS REMOVED FROM THE AGENDA.

ITEM-11 APPEAL OF PLANNING DIRECTOR DENIAL OF PLAZA RANCHO CARMEL PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT NO. 87-0742 (AMENDMENT TO PCD 87-0227). A 3.4-ACRE SITE LOCATED SOUTHWEST OF THE INTERSECTION OF PASEO LUCIDO AND AVENIDA VENUSTO, DESCRIBED AS A PORTION OF LOTS 1 AND 2, PARCEL MAP NO. 14091. THE CN ZONED SITE IS WITHIN THE CARMEL MOUNTAIN RANCH COMMUNITY PLANNING AREA.

PATRICK LOWE presented Planning Department Report No. 88-019.

JOHN ZIEBARTH, architect for the project, explained the history of the project's development and the need for individual identification signs on the property.

KEN SATERLEE, Vice President of Burnham Company, stated he was the broker that sold the property. He felt because of the difficulty in developing this site for commercial use it was necessary to provide signage as proposed by the applicant.

NEIL MEDLOCK, applicant, spoke in support of the signage for the property. He noted they had done a great amount of landscaping that would partially block visibility to the commercial center.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to deny the appeal and deny the Planned Commercial Development Amendment as recommended by staff.

ITEM-12 LINDA VISTA REVITALIZATION STUDY.

HERB LEMONS presented Planning Department Report No. 88-028.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to accept and recommend approval of the study.

RECESS, RECONVENE

The Commission recessed at 11:50 a.m. and reconvened at 2:00 p.m.

ITEMS-13-15 SUMNER CENTER EXTENSION OF TIME: REZONING CASE NO. 87-0764 AND APPEAL OF PLANNED COMMERCIAL DEVELOPMENT PERMIT AND TENTATIVE MAP NO. 87-0764. 7.6 ACRES LOCATED SOUTH OF BALBOA AVENUE, WEST OF MORENA BOULEVARD AND EAST OF THE AT&SF RIGHT-OF-WAY, BLOCKS 11 AND 12, AMERICAN PARK ADDITION, MAP NO. 983; AND A PORTION OF BLOCK 7, HOMELAND VILLAS, MAP NO. 1010.

CHARLES GILL, representing Sumner Enterprises, indicated they were working closely with MTDB for an agreement for a joint use. He requested a continuance to March 31, 1988 at 9:00 a.m.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 7-0 to continue these items to March 31, 1988 at 9:00 a.m.

ITEM-16 PUBLIC FACILITIES FINANCING PLAN AND DEVELOPMENT IMPACT FEE, MISSION VALLEY. TWO THOUSAND FOUR HUNDRED ACRES, LOCATED IMMEDIATELY EAST OF INTERSTATE 5.

Chairman OQUITA noted a request for continuance on this matter. The request was based on the statement that information had not been received on this matter until January 5, 1988 and the individual did not have an adequate time to review the plan.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by CHRIS CALKINS, the Commission voted 7-0 to continue this item to January 14, 1988 at 3:00 p.m.

ITEM-17 FACILITIES BENEFIT ASSESSMENT FOR PENASQUITOS EAST COMMUNITY PLAN AREA.

BILL SCHEMPERS reviewed the staff report regarding the FBA's for Penasquitos East.

MICHAEL CONRAD, Coalition for Action, stated the Rancho Penasquitos Town Council endorsed the recommendations of the Coalition for Action.

ALAN DICKIE, spoke in support of adoption of the FBA's as proposed by the Coalition.

MIM SCOTT spoke in support of the Coalition's recommendations.

LINDA BERNHARDT, District 1 Office, urged the Commission to consider the changes proposed by the Coalition. She stated if the \$2.1 million dollars for Hilltop Park could not be added to the FBA. She recommended those monies be substituted for another park.

KEN UNRUH, representing Hampe Property, indicated they were in favor of the new FBA's. He indicated he did not have the benefit of the January 7 memo and was concerned about the total buildout of dwelling units. He indicated with the figure proposed, they could not proceed with their map nor the public park associated with the map.

NORM HEDENBERG stated the building cap had already been reached and he was concerned because he had a six-unit map pending in the area.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the facilities benefit assessment for Penasquitos East Community Plan Area as contained in the draft FBA of October 1987 as amended by:

1. Memorandum dated December 8, 1987, to Bill Schempers from Linda Bernhardt. Item 16 (grading of Hilltop Park) of this memorandum was not approved by the Planning Commission.
2. Memorandum dated January 7, 1988, to John Lockwood from Linda Bernhardt. Attachment 1 of memorandum was not approved by the Planning Commission

ITEM--18 GOLDEN HILL COMMUNITY PLAN IMPLEMENTATION PROGRAM. THE GOLDEN HILL COMMUNITY PLAN IMPLEMENTATION PROGRAM INCLUDES THE REZONINGS NECESSARY TO IMPLEMENT THE COMMUNITY PLAN AS SHOWN ON ATTACHMENT 1.

PAT GRABSKI presented Planning Department Report No. 88-023. She then gave a slide presentation.

DEBRA CASHO, Chair of the Greater Golden Hill Planning Group, spoke in support of the proposed amendments.

RICHARD MORANTZ, representing the Greater Golden Planning Committee, spoke in support of the rezonings. He indicated without approval of the rezonings, the plan and the zoning would not be consistent.

STEPHEN SETTIMI urged the Commission's support of the proposed rezonings indicating his desire to retain single-family housing in the area.

JOHN CASEY spoke in opposition to the rezoning on his property on Juniper Street. He questioned whether he would be compensated for the loss of value due to the downzoning. He stated the majority of the property in that area had already been developed multi-family and suggested that the property be maintained at its current zoning.

MARLENE KERMAN spoke in opposition to the proposed rezoning of her property from R-600 to R-1500. She indicated that the R-1000 would be acceptable and in keeping with other development in the area.

MICHAEL PATTERSON indicated he was representing MR. & MRS. DON WILSON who owned property in the Golden Hill area since 1952. He indicated because of the proposed zoning change, the value of the property has diminished. He then read a letter from MR. DON WILSON indicating that his property had been appraised at a \$150,000 loss in value as a result of the proposed rezoning.

HENRY JACOT spoke in opposition to the proposed zoning on 29th Street. He indicated that the area was being proposed for single-family but felt it should be rezoned to a higher density.

GERALD FOX stated he owned a 30,000-square-foot lot which was being proposed for R-1-40,000. He stated the loss of value due to this downzoning would be at least \$300,000, and he was opposed to this action.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 2-4 (the Chair, ZOBELL, BENN and CALKINS voting in the negative with KERCHEVAL not present) to delete the Institutional Overlay Zone from the Brooklyn Elementary School site. This motion failed for lack of the necessary affirmative votes.

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-2 (PESQUEIRA and LARSEN voting in the negative with KERCHEVAL not present) to approve staff recommendation on the subject rezonings to implement the community plan and the application of the Pedestrian Commercial Overlay Zone and the Institutional Overlay Zone to those properties identified.

ITEM-19 ANNOUNCEMENTS/PUBLIC COMMENT

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

ADJOURNMENT

The Commission adjourned at 4:10 p.m.