

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 13, 1988  
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 9:10 a.m.  
The Planning Commission adjourned at 11:20 a.m.

ATTENDANCE DURING THE MEETING:

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

- ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 19, AND SEPTEMBER 22, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (OQUITA and BENN not present) to approve the minutes of September 19, and September 22, 1988.

- ITEM-2 REVIEW OF COUNTY LEASE SITE FOR GENERAL PLAN CONSISTENCY. LOCATED AT 3690-3692 MIDWAY DRIVE. OWNER/APPLICANT: COUNTY OF SAN DIEGO DEPARTMENT OF GENERAL SERVICES.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (OQUITA and BENN not present) to find the lease site of the property at 3690-92 Midway Drive in conformance with the General Plan.

- ITEM-3 APPEAL OF THE PLANNING DIRECTOR'S DECISION FOR THE LAUREL AND FIFTH CENTER PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 87-1135. LOCATED ON THE BLOCK BOUND BY FOURTH AND FIFTH AVENUES AND KALMIA AND LAUREL STREETS IN THE C ZONE IN THE UPTOWN COMMUNITY. EQD NO. 87-1135. LEGAL DESCRIPTION: LOTS A-L, BLOCK 281 OF HORTON'S ADDITION. OWNER/APPLICANT: CHENG DEVELOPMENT, INC. APPELLANTS: ALESSIO INVESTMENT COMPANY DBA FIFTH AVENUE FINANCIAL CENTRE.

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

BOB DIDION presented Planning Department Report No. 88-398.

FREDERIC GORDON, representing Alessio Investment, spoke in opposition to the project. His opposition was based on concern for air traffic safety.

RAYMOND BURK, Chairman of the Board of the Port Commission, spoke in opposition to the project. He was concerned about the cumulative effect construction of this building would have on air safety. He stated it was in the public interest not to allow any further

degradation of this particular air corridor. MR. BURKE requested a continuance on this item until a requested legal review had been prepared and until the FAA had completed its special investigation on Lindbergh Field.

CLAIRE MELTON stated she was supportive of the project and would like to see it developed.

TESS WILCOXSON, representing the Uptown Planners, indicated her group did support the project with the provision that an appropriate traffic management program be incorporated into the project. She stated the issue of the airport overflight was not addressed.

ALLEN JAN spoke in opposition to the project.

DAVE MULLIKEN, attorney representing the applicant, spoke in support of the project. He felt the land use issues had been addressed and the floor area ratio was consistent with surrounding uses. He stated he had met with the Port and Airline Pilots' Association and felt the issue of safety had been satisfactorily addressed.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL abstaining with OQUITA not present) to approve the appeal and deny the permit.

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 10:30 a.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-4 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. OWNER/APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: CALIFORNIA CURL CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

TOM SALGADO indicated that the applicant was in agreement with a continuance on this item.

CLARENCE McCOY, applicant, stated the project had been in process with SEDC for quite some time and he was disappointed that he had to have an environmental study.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-0 (KERCHEVAL abstaining with OQUITA not present) to continue this item to December 15, 1988 at 9:00 a.m.

ITEM-5 DEFINITIONS FOR THE IMPLEMENTATION OF THE GROWTH MANAGEMENT ELEMENT.

The Commission trailed this item.

ITEM-6 CONDITIONAL USE PERMIT NO. 88-0212. AMENDMENT TO EXTEND FOR AN ADDITIONAL FIVE-YEAR PERIOD THE OPERATION OF AN AUTOMOBILE WRECKING YARD AND DISMANTLING FACILITY. (EXTENSION OF TIME FOR CUP NO. 82-0114). LOCATED ON THE WEST SIDE OF HERITAGE ROAD, NORTH OF DATSUN STREET AND EAST AND WEST OF OTAY VALLEY ROAD IN THE OTAY MESA DEVELOPMENT DISTRICT, WEST OF BROWN FIELD IN THE OTAY MESA COMMUNITY. EQD NO. 88-0212. LEGAL DESCRIPTION: PORTIONS OF LOT 2, SECTION 2D, T18S, R1W. OWNER/APPLICANT: STREET PROPERTIES INCORPORATED.

TOM WILLIAMS presented Planning Department Report No. 88-399.

AL TARVYD, attorney representing the applicant, spoke in favor of the CUP. He noted this was an interim use and compatible with surrounding uses.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUIERA, the Commission voted 5-0 (KERCHEVAL and OQUITA not present) to certify the negative declaration and approve the CUP as recommended by staff.

KARL ZOBELL left the hearing. RALPH PESQUIERA assumed Chair of the meeting.

ITEM-5 DEFINITIONS FOR THE IMPLEMENTATION OF THE GROWTH  
MANAGEMENT ELEMENT.

The Commission continued this item which was trailed earlier.

JULIE HUDDLE presented Planning Department Report No. 88-366.

MELVIN SHAPIRO indicated his opposition to the definition of low-income housing contained in the staff report.

STEVE MIKELMAN, Housing Commission, reviewed the proposed language contained in his memorandum to the Planning Department.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL, KERCHEVAL and OQUITA not present) to approve the definitions for the implementation of the Growth Management Element as recommended by staff with the exception of the low-income housing definition which should be deleted and referenced to the Housing Commission's definition adopted by policy.

ITEM-7 REPEAL OF PRELIMINARY REDEVELOPMENT PLANS FOR CENTRE  
CITY EAST AND BAYSIDE AND CONSIDERATION OF THE EXPANSION  
OF THE REDEVELOPMENT PROJECT AREAS TO INCLUDE ALL OF  
CENTRE CITY. APPLICANT: CENTRE CITY DEVELOPMENT  
CORPORATION (CCDC).

NADEEM SHAFI presented Planning Department Report No. 88-396.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, KERCHEVAL and OQUITA not present) to rescind the redevelopment plans for the Centre City East and Bayside Project areas as recommended by the Department.

ITEM-8 CENTRE CITY LINKAGES, SAN DIEGO BAY - BALBOA PARK CONNECTOR PROJECT: MODULE I: CONCLUSIONS.

NADEEM SHAFI presented Planning Department Report No. 88-275.

JOHN KIBBEY, consultant, reviewed the Baypark Link along with the elements contained.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL, KERCHEVAL and OQUITA not present) to set this item for hearing.

ITEM-9 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The meeting adjourned at 11:20 a.m.