

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 6, 1988
AT 9:00 A.M.
IN THE COMMITTEE ROOM - 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 4:00 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-1 MINUTES

APPROVAL OF MINUTES OF SEPTEMBER 8 & 15, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL and CALKINS not present) to approve the minutes of September 8 and 15, 1988.

ITEM-2 PACIFIC BEACH PEDESTRIAN/COMMERCIAL OVERLAY ZONE (PCOZ). APPLICATION OF THE PEDESTRIAN/COMMERCIAL OVERLAY ZONE (PCOZ) TO COMMERCIAL AREAS IN PACIFIC BEACH AND AN AMENDMENT TO THE LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES TO APPLY THE PCOZ TO THOSE PROPERTIES WITHIN THE COASTAL ZONE. APPLICANT: CITY OF SAN DIEGO.

KERRY VARGA gave an update to the Commission since their previous hearing on the matter.

It was noted that public testimony on this item had been closed at the previous hearing.

In a related discussion, MR. OKESON stated he would schedule a Planning Commission workshop on the City's sidewalk cafe ordinance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (KERCHEVAL and CALKINS not present) to approve the application of the Pedestrian Commercial Overlay Zone to portions of Pacific Beach as recommended by the Department.

ITEM-3 EXTENSION OF THE APPLICATION OF THE PEDESTRIAN COMMERCIAL OVERLAY ZONE (PCOZ) TO THE NEWPORT CENTER COMMERCIAL DISTRICT IN OCEAN BEACH. EXTENSION OF THE PEDESTRIAN COMMERCIAL OVERLAY ZONE IN THE NEWPORT CENTER COMMERCIAL DISTRICT TO INCLUDE PROPERTIES LOCATED ALONG SUNSET CLIFFS BOULEVARD, SOUTH OF NEWPORT AVENUE AND NORTH OF DEL MONTE AVENUE. APPLICANT: CITY OF SAN DIEGO. OWNERS: A LIST OF AFFECTED PROPERTY OWNERS IS PROVIDED IN ATTACHMENT 7.

YVONNE LARSEN abstained from discussion and vote on this item.

GEORGIA SPARKMAN reviewed Planning Department Report No. 88-347, previously presented to the Commission at its hearing on September 8, 1988.

GINA GOSS, representing Bushard's Printing Company, spoke in opposition to the overlay being applied to their property. She explained there was no alley access to serve her property; therefore, the Overlay Zone would limit use of the property.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 5-0 (LARSEN abstaining with CALKINS not present) to apply the Pedestrian Commercial Overlay Zone to portions of Ocean Beach as recommended by the Department.

ITEM-4 HARDY AVENUE STUDENT HOUSING CONDITIONAL USE PERMIT NO. 88-0250; A REQUEST TO CONSTRUCT A STUDENT HOUSING FACILITY TO ACCOMMODATE 98 STUDENTS. LOCATED ON THE NORTH SIDE OF HARDY AVENUE BETWEEN 55TH STREET AND CAMPANILE DRIVE IN THE R-400 ZONE IN THE STATE UNIVERSITY COMMUNITY PLANNING AREA. EQD NO. 88-0250. LEGAL DESCRIPTION: LOT 6 IN BLOCK 17 OF COLLEGE PARK UNIT NO. 3, MAP NO. 2527. OWNER/APPLICANT: GUTTMAN CONSTRUCTION, INC.

TOM SALGADO asked this item be trailed to the afternoon session. He stated it was his understanding the applicant would be withdrawing the request and was waiting for confirmation.

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 SABRE SPRINGS COMMUNITY PLAN AMENDMENT NO. 7370 AND REZONE NO. 88-0909 (PARCELS 14-18 INCLUDING NORTH CREEK). THE PROPOSED AMENDMENT WOULD REPLACE A DESIGNATED PARK-AND-RIDE LOT WITH TWO SMALLER LOTS (WITH THE SAME TOTAL NUMBER OF SPACES), RECONFIGURE AN INSTITUTIONAL PARCEL AND REDESIGNATE A TWO-ACRE AREA FROM INSTITUTIONAL TO COMMUNITY COMMERCIAL USE. REZONE SHEET C-675 WOULD BE MODIFIED TO CONFORM TO THE REVISED COMMUNITY PLAN LAND USE MAP. THE SITE OF THE AMENDMENT AND REZONE IS ON THE NORTH SIDE OF POWAY ROAD BOTH EAST AND WEST OF SABRE SPRINGS PARKWAY (SEE ATTACHMENT 1-LOCATION MAP). OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

BILL LEVIN presented Planning Department Report 88-365.

DAVID POOLE, representing Pardee Construction Company, stated he was available for questions the Commissioners may have.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to approve the amendment to the Sabre Springs Community Plan and to certify the mitigated negative declaration as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 9:55 a.m. and reconvened at 10:05 a.m.

ITEM-7 RANCHO BERNARDO COMMUNITY PLAN UPDATE (SEPTEMBER 30, 1988 DRAFT) AND RELATED REZONINGS. THE SEPTEMBER 30, 1988 DRAFT OF THE RANCHO BERNARDO COMMUNITY PLAN UPDATES THE EXISTING CONDITIONS INFORMATION AND PROJECTIONS OF THE POPULATION AND NUMBER OF DWELLING UNITS IN RANCHO BERNARDO WHEN THE COMMUNITY IS FULLY BUILT OUT. IN ADDITION, SOME RECOMMENDATIONS IN THE PLAN HAVE BEEN MODIFIED TO COMPLY WITH CURRENT CITY POLICIES. THE ASSOCIATED REZONINGS WOULD BRING ZONING DESIGNATIONS INTO CONFORMANCE WITH THE PLAN'S LAND USE DESIGNATIONS. APPLICANT: CITY OF SAN DIEGO.

JIM OVERSTREET presented Planning Department Report No. 88-351.

IRV ROSEN, Chairman of the Rancho Bernardo Planning Board, spoke in favor of the plan amendment.

CLAYTON MOREHEAD, representing the Rancho Bernardo Planning Board, spoke in support of the plan.

THOMAS BILHORN, Rancho Bernardo Planning Board, spoke in support of the plan.

ORA PECKHAM spoke in support of the plan.

ROBERT LONG, area resident, objected that the planning report had not been reviewed by the planning board.

VICKI TOUCHSTONE, area resident, spoke in support of the text approved by the planning board.

CHARLES JACOBS, representing the San Dieguito River Valley Park Committee, indicated they supported only commercial use on the property known as the "Allstate Site."

BILL SCHURR, President of the Rancho Bernardo Community Council, spoke in opposition to the plan as it related to the wording regarding the open space near Lake Hodges. He was concerned about the golf course proposed for the site.

LYNN HEIDEL, attorney representing the Bernardo Towne Centre Property Owners Association, indicated she was opposed to the private park designation being proposed for their commercial property.

LARRY GROVER, representing the Bernardo Towne Centre Property Owners Association, explained they owned approximately 100 acres of commercial land. He indicated that the property being proposed for private park was a commercially zoned property, but developed as an interim use to a park. He explained that the maintenance costs made it prohibitive for them to maintain this facility and he felt in the future it would need to be redeveloped to a commercial use. He noted that the City Park and Recreation Department refused to accept dedication of this site as a public park because of its liability and high maintenance cost.

CHARLES GILL, attorney representing the Buie Corporation, clarified their position that the property under the Buie Corporation ownership not be designated with the Institutional Overlay Zone. He explained the property had yet to be purchased by the school district.

LYNN HEIDEL, representing the Allstate Insurance Company, spoke in opposition to the application of the CPIOZ to the property known as the "Allstate Site."

COMMISSION ACTION

The Commission took the following votes on the proposed amendments:

LAKE HODGES

On motion of PAULA OQUITA, seconded by KARL ZOBELL, the Commission voted 5-1 (BENN voting in the negative with CALKINS not present) to modify the wording on page 67 of the draft community plan to read as follows: "The City owns over 400 acres . . . the development of these activity areas shall be preserved, to the extent possible . . ."

WEBB PARK PROPERTY

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with CALKINS not present) to retain the existing CO Zone on the property and to encourage that any redevelopment of the project be done under a planned commercial development.

ALLSTATE SITE

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 5-1 (OQUITA voting in the negative with CALKINS not present) to recommend application of the CPIOZ on that property known as the "Allstate Site."

TRAFFIC CIRCULATION

On motion of PAULA OQUITA, seconded by AL KERCHEVAL, the Commission voted 3-3 (LARSEN, BENN and ZOBELL voting in the negative with CALKINS not present) to include in the plan amendment the widening of Rancho Bernardo Road to six lanes as recommended by the Traffic Division and add concern that the median portion of the road be

maintained. This motion failed for lack of four affirmative votes.

MAIN MOTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 6-0 (CALKINS not present) to approve the amendment to the Rancho Bernardo Community Plan as previously modified, certify the negative declaration and approve this plan with the exception of the Institutional Overlay Zone being applied to the public school property.

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 5-1 (LARSEN voting in the negative with CALKINS not present) to apply the Institutional Overlay Zone to the public school sites in the plan area.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 11:50 a.m.

ITEM-8 AN AMENDMENT TO THE LA JOLLA COMMUNITY PLAN -- REMOVAL OF THE COLLECTOR STREET DESIGNATION FOR RUTGERS ROAD. THE PROPOSED AMENDMENT WOULD ELIMINATE THE COLLECTOR STREET DESIGNATION FOR RUTGERS ROAD BETWEEN LA JOLLA SCENIC DRIVE SOUTH AND THE SOUTHERLY BOUNDARY OF THE LA JOLLA COMMUNITY PLAN AREA. APPLICANT: A PARTNERSHIP OF MANOR REALTY COMPANY AND TOWNE AND CAMPUS COMPANY.

JIM OVERSTREET presented Planning Department Report No. 88-256.

RICH VANDENOORD, area resident, spoke in support of the Rutgers Road being eliminated as a collector street from the La Jolla Community Plan.

COLONEL J.G. LEMMON, area resident, spoke in support of the staff recommendation to eliminate Rutgers Road as a collector street.

SONYA MELLINGER, representing JERRI ZUCKERMAN, spoke in support of the deletion of Rutgers Road as a collector street.

HUSAM ABUTURKIA, area resident, spoke in favor of staff's recommendation to eliminate Rutgers Road as a collector from the La Jolla Community Plan.

WILLIAM TONER spoke in support of the deletion of Rutgers Road from the community plan.

ANN COLBY, area resident, spoke in support of Rutgers Road being eliminated as a collector on the La Jolla Community Plan.

RICHARD KUCK, area resident, stated he lived in the area since 1969 and did not want Rutgers Road to remain as a collector street.

GRAHAM GREGORY, area resident, spoke in opposition to staff's recommendation to eliminate Rutgers Road as a collector street.

SAM RINIKER indicated his opposition that Rutgers Road be eliminated as a collector street.

CYNTHIA WYOCIMP spoke in opposition to staff recommendation to eliminate Rutgers as a collector street.

RUSSELL HEDIN, representing La Jolla Mesa Vista, supported the opening of the Cass and Rutgers connection and spoke in opposition to the removal of Rutgers Road as a collector street.

JOHN ARCHIBALD, representing the La Jolla Vista Mesa No. 2, spoke in support of Rutgers remaining as a collector street on the La Jolla Community Plan.

MARIANNE ASHENHORSE, living on Candlelight Drive, spoke in support of the retention of Rutgers Road as a collector street.

HAROLD NACHLIN, area resident, spoke in opposition to the recommendation to eliminate Rutgers Road as a collector street.

INGEBORG EHRICKE spoke in opposition to the staff recommendation and spoke regarding the noise from cars traveling down Candlelight Drive.

BEN GALLARADO spoke in support of the elimination of Rutgers Road as a collector street.

Public Testimony was closed on this item.

RECESS, RECONVENE

The Commission recessed at 12:30 p.m. and reconvened at 2:05 p.m.

The Commission continued discussion of Item 8.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the elimination of Rutgers Road as a collector on the La Jolla Community Plan and to certify the mitigated negative declaration as recommended by staff.

ITEM-8A SALVATION ARMY NORTH CITY CITADEL, CONDITIONAL USE PERMIT CASE NO. 88-0098. LOCATED ON THE NORTH WEST CORNER OF BALBOA AVENUE AND CLAIREMONT DRIVE IN THE R1-5000 AND CN ZONES IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 88-0098. LEGAL DESCRIPTION: PORTION OF PUEBLO LOT 1209, PUEBLO LANDS, MISCELLANEOUS MAP NO. 36 AND LOT 1210, CLAIREMONT UNIT NO. 8, MAP NO. 2889. OWNER: DAVID GARFIELD. APPLICANT: SALVATION ARMY.

GLENN GARGAS, presented Planning Department memorandum dated October 6, 1988.

LEO SULLIVAN, representing the Salvation Army, stated he was in support of the additional conditions proposed by staff. He questioned, however, the prohibition of day care as they proposed a latch key program at this facility. He questioned the need to provide sidewalks west of the driveway and recommended that it be left to the requirement of the City Engineer. He noted that Condition 14 indicated the number not to exceed 300. He indicated there should be a maximum set of 350 people.

DOROTHY LEONARD, representing the Salvation Army, suggested that to clarify the issue of day care, the condition be modified to allow child care for school age children. Therefore, it would allow latch key program.

TIM GRAVES, representing the Clairemont Mesa Planning committee, stated his group held a special meeting for the strict purpose of reviewing the conditions of the permit. He stated it was their recommendation that under Item 26 that food distribution for the indigent and homeless be prohibited. Further, that they be

required to rededicate a new alignment for the alley and that the existing alley dedication be maintained. Mr. GRAVES has further recommended that Condition 22 be deleted and that a revised site plan be provided for access solely off of Clairemont Mesa Boulevard.

MRS. HY MONTGOMERY spoke in opposition to the permit. She questioned the need for a latch key program when the closest school was over one mile from the site.

MERLIN OSTERHAUS spoke in opposition to the conditions and the project and he stated that the applicant should be required to provide both curb and sidewalk in the area.

THOMAS ALSPAUGH spoke regarding the traffic at Clairemont Drive and asked that no access be added to this roadway. He asked that a prohibition on food distribution be added to Condition 26. He further questioned transient control in order to transport transients to other facilities.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 6-0 (CALKINS not present) to approve the Conditional Use Permit as recommended by staff with the revised conditions contained in Planning Department memorandum dated October 6, 1988, and to certify the negative declaration and further, to revise the proposed conditions as follows:

- "a. To attach the tentative schedule of activities contained in Planning Department Report No. 88-364 as a guideline to permitted activities and estimated attendance, noting that an increase in attendance of 25 percent could be viewed as a possible violation of the permit.
- b. That Condition 14 be revised to reflect a maximum number of 350 at one time. Further, to prohibit the number of people to 100 on Monday through Friday, 6 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
- c. That child care facilities be allowed only for school aged children in order to permit a latch key program. "

ITEM-4 CUP 88-0250

The Commission considered this item which was trailed earlier. TOM SALGADO indicated a letter had been received from the applicant requesting the item be withdrawn.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (CALKINS not present) to note and file this item.

ITEM-9 274 COAST BOULEVARD. APPEAL OF PLANNING DIRECTOR APPROVAL OF LA JOLLA PLANNED DISTRICT SPECIAL USE PERMIT NO. 87-0400. PROPOSING A REMODEL AND SECOND STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE WITH EXISTING NONCONFORMING FRONT, REAR AND INTERIOR SIDE YARD SETBACKS. A 4,922-SQUARE-FOOT, LA JOLLA PDO (ZONE 5) ZONED SITE LOCATED ON THE WEST SIDE OF COAST BOULEVARD BETWEEN COAST BOULEVARD SOUTH AND PROSPECT STREET. LOT NOS. 1, 2 AND 3, NICHOLAS ADDITION, MAP NO. 952, LA JOLLA COMMUNITY PLAN. OWNER/APPLICANT: NICHOLAS WALLNER AND SALLY E. WALLNER, FAMILY TRUST. APPELLANT: TIMOTHY J. GRAVES.

MARK CANO presented Planning Department Report No. 88-394.

GEORGE KRONOPOLOUS, appellant, stated he lived directly across the street from the proposed development and spoke in opposition to the permit.

TIM GRAVES, engineer representing the appellant, spoke in opposition to the variances proposed for the project.

MICHAEL KRICHMAN, attorney representing the appellants, spoke in support of the appeal and denial of the permit. He stated the bulk and scale of the building proposed was dramatically different he felt that the findings proposed in the staff report could not be met.

LYNN HEIDEL, attorney representing the applicant, spoke in support of the project and explained the existing structures nonconforming setbacks.

TONY CIONI, representing the applicants, spoke in support of the project.

NICOLAS WALLNER, applicant, spoke in support of the project.

TIM GRAVES commented further on the proposed project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 6-0 (CALKINS not present) to deny the appeal and approve the permit as recommended by staff.

ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

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

HANS JOVISHOFF, San Diego Housing Coalition, spoke regarding the housing element annual review.

MELVIN SHAPIRO spoke regarding the Commission's hearing regarding the housing element.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by PAULA OQUITA, the Commission voted 6-0 to refer this item to staff for a report back to the Commission in approximately two weeks.

ADJOURNMENT

The meeting adjourned at 4:00 p.m.