

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 1, 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 9:00 a.m.
The Planning Commission adjourned at 3:30 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-not present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
Michael J. Stepner, City Architect-present
Lee Okeson, Deputy Director, Development Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Frank Belock, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF OCTOBER 27, 1988 AND NOVEMBER 10, 1988

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (PESQUEIRA abstaining with OQUITA and CALKINS not present) to approve the minutes of November 10, 1988.

Because a quorum was not present, the Commission trailed approval of the October 27, 1988 minutes to December 8, 1988.

ITEM-2 AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY WEST COMMUNITY PLAN, DEVELOPMENT UNIT 4A PRECISE PLAN AND THE NORTH CITY WEST PLANNED DISTRICT ORDINANCE. DESCRIPTION: AMEND THE LAND USE PLANS AND REZONE 14 ACRES IN THE NORTH CITY WEST COMMUNITY. OWNERS: STAN KEISER, JAMES BEU, DENIS LOUGEAY.

NICK OSLER presented Planning Department Report No. 88-482.

BRUCE SMITHAM, representing Jose Santos, indicated his client's support of the recommended amendment to the Beu and Lougeay parcels.

DON WORLEY, attorney representing the Keiser ownership, recommended the Commission approve a plan amendment which would allow development of 17 units on the parcel as opposed to the 12 units recommended by the Department.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by YVONNE LARSEN, the Commission voted 5-0 (CALKINS and OQUITA not present) to certify the environmental impact report and approve the amendment relating to the Beu and Lougeay parcels as recommended by staff.

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 4-1 (LARSEN voting in the negative with CALKINS and OQUITA not present) to recommend amendment to the Keiser parcel as recommended by staff, which allows development of 12 residential units.

ITEM-3 TENTATIVE SUBDIVISION MAP NO. 88-0944, NORTH CITY WEST TOWN CENTER DEVELOPMENT UNIT NO. 9. DESCRIPTION: PROPOSED 2-LOT, 8.9-ACRE SUBDIVISION OF PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP NO. 11045 (ATTACHMENT 2), LOCATED IMMEDIATELY NORTHWEST OF CARMEL COUNTRY ROAD AND CARMEL CREEK ROAD WITHIN THE TOWN CENTER PRECISE PLANNING AREA OF THE NORTH CITY WEST COMMUNITY (ATTACHMENT 1). OWNER/APPLICANT: VILLAGE PROPERTIES.

TOM MURPHY indicated that the applicant had requested an indefinite continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (OQUITA and CALKINS not present) to continue this item indefinitely.

ITEM-4 APPROVAL OF CONCEPTUAL DESIGN FOR SOUTHEAST DEVELOPMENT COMMITTEE/PRICE CLUB DEVELOPMENT IN GATEWAY EAST

It was indicated that the Southeast Economic Development Corporation had requested a continuance on this item.

No one opposed the continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-0 (KERCHEVAL abstaining with OQUITA and CALKINS not present) to continue this item to January 5, 1989 at 9:30 a.m.

ITEMS-5
AND 6

AN APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 87-0226, AN AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 80, LA JOLLA ALTA UNITS 4, 14, AND 15. DESCRIPTION: ONE HUNDRED AND FORTY (140) DWELLING UNITS ON UNITS 4 (8 UNITS) AND 14 (132 UNITS). UNIT 15 IS REQUIRED OPEN SPACE AS IDENTIFIED AND REQUIRED IN PLANNED RESIDENTIAL DEVELOPMENT (PRD) PERMIT NO. 80. THE PROJECT IS DESCRIBED AS LA JOLLA ALTA PRD UNIT 4, MAP NO. 8252, PORTION OF PUEBLO LOTS 1780 AND 1781 AND LOTS 1-32, BLOCK 1, SEA VIEW HEIGHTS MAP NO. 1125. OWNER/APPLICANT: TECHBILT, INC.

TED SHAW presented Planning Department Report No. 88-472.

MARSHA INGERSOL, representing the Foothills Managed Growth Committee, spoke in opposition to the PRD and map. She stated they had experienced significant impacts in their community including the increase of traffic in the neighborhood.

ALICIA WAKE spoke in opposition to the PRD and map and made a slide presentation of the areas proposed for development.

NOEL ALLAN, representing the Save The Canyon Committee, spoke in opposition to the PRD. He asked that all of Parcel 14 be designated as open space and as an alternative to save the canyon without any grading or earth movement. He further asked that the Commission consider a 180-day continuance in order to allow them an opportunity to develop alternatives of purchasing the site.

ANN McDANIEL, area resident, requested an extension of time to look into the feasibility of buying the canyon with private and public funds.

PAUL PETERSON, attorney representing the applicant, gave a background of the project. He stated they were not in favor of the continuance for the purpose of pursuing the site.

JENNY TCHANG, applicant, explained the history of the development of this project. She indicated they had reduced the project size from 158 to 132 units which did represent a 16 percent reduction in density.

PAUL PETERSON indicated his opposition to Condition 31 which would limit the floor area ratio. He stated he supported staff recommendation with the exception of this condition.

EUGENE H. FARRELL, resident of La Jolla Alta, spoke in support of the map and permit.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (ZOBELL and BENN voting in the negative with OQUITA and CALKINS not present) to deny the appeal and approve the PRD and map as recommended by staff. This motion failed for lack of four affirmative votes. This permit and map were deemed approved based on Planning Director approval of the permit.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m. and reconvened at 10:50 a.m.

ITEM-7 APPEAL OF MARISOL'S MEXICAN RESTAURANT COMMERCIAL DEVELOPMENT PERMIT, SED NO. 88-0204. DESCRIPTION: LOCATED AT 4955 IMPERIAL AVENUE IN THE CSF-2 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 88-0204. OWNER/APPLICANT: DANIEL GUZMAN.

TIM PAWLAK presented Planning Department Report No. 88-473.

VERNA QUINN, Chairperson of the Southeast Development Committee, stated her group voted 10-0-0 to accept the project as presented. She recommended a denial of the appeal and approval of the project.

CRAIG SINGLETON stated he was supportive of the project and presented a petition of 100 signatures of those in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS and OQUITA not present) to certify the negative declaration and deny the appeal and approve the permit as recommended by staff. The Commission further instructed that the Alcohol and Beverage Commission be notified of the restriction on alcohol at this location.

ITEM-8 APPEAL OF THE HIGH COUNTRY PLAZA PLANNED COMMERCIAL DEVELOPMENT PERMIT. LOCATION: LOCATED SOUTH OF BERNARDO CENTER DRIVE, WEST OF MATURIN DRIVE AND EAST OF CAMINO DEL NORTE IN THE CN ZONE IN THE RANCHO BERNARDO COMMUNITY. OWNER/APPLICANT: HIGH COUNTRY PLAZA, LTD.

BOB DIDION presented Planning Department Report No. 88-474.

GREG FATHMAN, representing the Sports Cafe, spoke in support of the amendment to the permit to allow distilled spirits to be served at their restaurant.

EDWARD McDOUGAL, Vice President of the High Country West Homeowners Association, stated this had been discussed by their Board of Directors and there was no objection to this change in permit.

JOHN CORNELIUS stated he was the most immediate neighbor close to this facility and he had never been disturbed by a customer from this facility.

FATHER DAN GRIESGRABER spoke in support of the application. He stated they were responsible owners and he felt there would be no problem with allowing the sale of alcoholic beverages at this facility.

JAMES SHIPPEY, area resident, spoke in support of the permit amendment.

JACK DONALD stated he lived directly behind the Sports Cafe and had not observed nor had any problems with its operation.

KEN FOSTER indicated his support for the permit amendment.

BOB PERKINS, resident of Renrose Way, spoke in opposition to the sale of distilled spirits at this cafe. He stated his home was in close proximity to the Sports Cafe and he was concerned about the serving of cocktails that would exacerbate the problems in the area. His concern was based on noise and an increase of patrons for the facility.

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by KARL ZOBELL, the Commission voted 4-1 (BENN voting in the negative with CALKINS and OQUITA not present) to approve the appeal and approve the permit with the additional modification that there be a one-year review of its operation at a noticed public hearing and that the Alcoholic Beverage Commission be notified of this condition. Further, the permit was modified to reflect the present hours of operation which would be to 11:00 p.m.

ITEM-9 APPEAL OF THE PRENNER RESIDENCE RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0586. LOCATED AT THE SOUTHWESTERLY TERMINUS OF YOKOHAMA COURT IN THE R1-10,000 ZONE IN THE NAVAJO COMMUNITY.
OWNER/APPLICANT: DR. BRUCE AND HARRIET PRENNER

MR. OKESON indicated the appellant had withdrawn their appeal on this item.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by YVONNE LARSEN, the Commission voted 5-0 (CALKINS and OQUITA not present) to note and file the appeal.

ITEM-10 STREET ACTION 88-525 - THE VACATION OF EVERGREEN STREET BETWEEN POE STREET AND QUIMBY STREET

MR. BELOCK was available for questions on the subject street action.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN not voting with CALKINS and OQUITA not present) to approve the subject street action.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:35 p.m.

ITEM-11 LINDA VISTA COMMUNITY SENIOR CENTER; CONDITIONAL USE PERMIT NO. 88-0401. LOCATED AT 6950 LINDA VISTA ROAD IN THE R-1000 ZONE IN THE LINDA VISTA COMMUNITY. OWNER: CITY OF SAN DIEGO. APPLICANT: INDOCHINESE MUTUAL ASSISTANCE ASSOCIATION

PAUL McNEIL presented Planning Department Report No. 88-477.

No one appeared in opposition to this item.

COMMISSION ACTION

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

RECESS, RECONVENE

The Commission recessed at 1:40 p.m. and reconvened at 2:30 p.m.

ITEM-12 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-13 PALM AVENUE REZONE NO. 88-0626; REQUEST TO REZONE PROPERTIES ON THE SOUTH SIDE OF PALM AVENUE FROM C TO C-1; C TO R-3000; AND FROM R1-5000 TO R-3000. LOCATED ON THE SOUTH SIDE OF PALM AVENUE FROM WEST OF 14TH STREET (THE SAN DIEGO/IMPERIAL BEACH CITY LINE) EASTWARD TO 19TH STREET IN THE OTAY MESA COMMUNITY. OWNERS: VARIOUS OWNERS. APPLICANT: CITY OF SAN DIEGO.

PAUL McNEIL presented Planning Department Report No. 88-0626.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (KERCHEVAL, CALKINS and OQUITA not present) to approve the subject rezoning and certify the negative declaration as recommended by staff.

- ITEM-14 RONALD MCDONALD HOUSE CONDITIONAL USE PERMIT AND RESOURCE PROTECTION OVERLAY PERMIT. LOCATED ON THE EAST SIDE OF BERGER AVENUE BETWEEN FROST STREET AND MESA COLLEGE DRIVE IN THE CO-HR ZONE IN THE SERRA MESA COMMUNITY. OWNER/APPLICANT: SAN DIEGANS AGAINST CHILDHOOD CANCER, INC.

The Commission trailed this item.

- ITEM-15 COLLEGE AREA COMMUNITY PLAN (FORMERLY STATE UNIVERSITY AREA COMMUNITY PLAN UPDATE) - OCTOBER 1988 DRAFT. THE COLLEGE AREA COMMUNITY IS LOCATED SOUTH OF INTERSTATE 8 AND NORTH OF EL CAJON BOULEVARD, BETWEEN FAIRMOUNT AVENUE AND COLLWOOD BOULEVARD ON THE WEST AND THE SAN DIEGO - LA MESA CITY LIMITS ON THE EAST (ATTACHMENT 1).

The Commission trailed this item.

- ITEM-16 APPEAL OF OPERATION RESTRICTIONS OF MID-CITY DEVELOPMENT (MCD) PERMIT/CONDITIONAL USE PERMIT (CUP) NO. 88-0219 FOR AN AUTOMOBILE SERVICE STATION. LOCATED AT 3927 EL CAJON BOULEVARD (BETWEEN 39TH AND 40TH STREETS) IN THE CN-1 ZONE IN THE MID-CITY PLANNED DISTRICT AND COMMUNITY. APPELLANT: MR. KENNETH HUEPPER OF MOBIL OIL CORPORATION.

CHAIRMAN ZOBELL indicated only four Commissioners were present and asked if the applicant wished a continuance.

JERRY DAWSON, attorney representing the applicant, requested a continuance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 4-0 (KERCHEVAL, CALKINS and OQUITA not present) to continue this item to December 8, 1988 at 11:30 a.m.

RECESS, RECONVENE

The Commission recessed at 2:40 p.m. and reconvened at 2:45 p.m.

- ITEM-15 COLLEGE AREA COMMUNITY PLAN (FORMERLY STATE UNIVERSITY AREA COMMUNITY PLAN UPDATE) - OCTOBER 1988 DRAFT. THE COLLEGE AREA COMMUNITY IS LOCATED SOUTH OF INTERSTATE 8 AND NORTH OF EL CAJON BOULEVARD, BETWEEN FAIRMOUNT AVENUE AND COLLWOOD BOULEVARD ON THE WEST AND THE SAN DIEGO - LA MESA CITY LIMITS ON THE EAST (ATTACHMENT 1).

KARL ZOBELL indicated he would have to abstain from discussion and vote on this item.

In response to an objection from someone in attendance at the meeting, RALPH PESQUEIRA indicated he would abstain from this item because of the appearance of a conflict of interest.

It was noted because only three Commissioners were present that could participate and make recommendation on this item, it would be necessary to continue discussion and action until the full Commission was present.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (OQUITA and CALKINS not present) to continue this item to January 12, 1989 at 9:00 a.m.

- ITEM-14 RONALD MCDONALD HOUSE CONDITIONAL USE PERMIT AND RESOURCE PROTECTION OVERLAY PERMIT. LOCATED ON THE EAST SIDE OF BERGER AVENUE BETWEEN FROST STREET AND MESA COLLEGE DRIVE IN THE CO-HR ZONE IN THE SERRA MESA COMMUNITY. OWNER/APPLICANT: SAN DIEGANS AGAINST CHILDHOOD CANCER, INC.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 88-459.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (OQUITA and CALKINS not present) to certify the negative declaration and approve the conditional use permit as recommended by the Department.

ITEMS-17

AND 17A APPEAL OF TORREY PINES SCIENCE CENTER PLANNED INDUSTRIAL DEVELOPMENT PERMIT AND VESTING TENTATIVE MAP NOS. 86-0884 FOR 2,556,000 TOTAL SQUARE FEET OF SCIENTIFIC RESEARCH USES OVER 304 ACRES.
OWNER/APPLICANT: CHEVRON LAND AND DEVELOPMENT COMPANY.

FRED CONRAD, Chief Deputy City Attorney, explained that the appeal filed on these items was invalid and, therefore, there was no item before the Commission.

BARRY CHEN, resident of La Jolla Farms, stated the underlying problem was the jurisdiction and recommended that the Planning Commission recommend to the City Council that there be joint responsibility for this planning area between La Jolla and University Community Plan.

COMMISSION ACTION

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (OQUITA and CALKINS not present) to note and file this item based on the invalid appeal.

ITEM-18 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

The Commission held a general discussion on the matter of appeals in general.

COMMISSION BENN recommended a review of the mobile home parks and its retention based on the need for low income housing.

ADJOURNMENT

The Commission adjourned at 3:30 p.m.