

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 15, 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 3:15 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-absent
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Lee Okeson, Deputy Director, Development Planning-present
Mary Lee Balko, Acting Deputy Director,
Community Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Tom Salgado, Principal Planner-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 REZONING CASE RZ-87-0115, FROM A1-10 (HILLSIDE REVIEW OVERLAY) TO THE R1-5000 (HRO) AND OPEN SPACE PARK ZONES OVER A 40.3 ACRE SITE. LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY. PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. PENASQUITOS EAST COMMUNITY PLANNING AREA. OWNER/APPLICANT: FREDERICK HAMPE, RAYMOND HAMPE, RICHARD B. WILLIAMS AND BESSIE M. WILLIAMS.

MARK CANO present Planning Department Report No. 88-505.

KEN UNRUH, representing the Hampe family, spoke in support of the proposed rezone. He reviewed the project and the amount of open space that would be dedicated as a result of the rezone. MR. UNRUH further noted a letter from the Poway School District regarding the urgency of developing the property because of the improvements associated with its development.

ALAN DICKEY, Rancho Penasquitos Planning Board, indicated his board would request a continuance on this item for one additional month. He explained they did not have a quorum at the previous meeting and were not able to take formal action. He indicated that an informal survey concluded that the majority were in favor of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (OQUITA not present) to certify the mitigated negative declaration and approve the rezone as recommended by staff.

ITEM-2 SITE DESIGN APPROVAL - CALIFORNIA CURL LOCATED IN GATEWAY EAST

It was noted the department and the Southeast Economic Corporation requested a continuance on this item to allow time to complete the environmental impact report.

REYNALDO PISANO stated he would not be able to attend the meeting on January 12 and requested the item not be heard until January 19.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (OQUITA not present) to continue this item to January 19, 1989 at 9:00 a.m.

ITEMS-3

AND 4

AN APPEAL OF THE PLANNING DIRECTOR AND SUBDIVISION BOARD APPROVALS OF PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 86-0839 AND VESTING TENTATIVE MAP NO. 86-0839, CARMEL MOUNTAIN RANCH UNIT NO. 22.
OWNER/APPLICANT: CARMEL MOUNTAIN RANCH GENERAL MEMBERSHIP.

TED SHAW present Planning Department Report No. 88-506.

REBECCA MICHAEL, attorney representing the applicant, spoke in support of the appeal. She recommended that the Planning Commission recommend to the City Council that the IDO conditions be removed from the permit. Ms. MICHAEL further recommended the deletion of Condition 28 restricting the FAR on the site.

DALE GLEED spoke in opposition to the FAR being imposed by the City.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (BENN voting in the negative) to certify the environmental impact report and approve the appeal as it relates to removal of Condition 28 on the FAR and deny the appeal of Conditions 19 and 20 relating to imposition of the IDO.

RECESS, RECONVENE

The Commission recessed at 10:15 a.m. and reconvened at 10:20 a.m.

ITEMS-5 UPTOWN COMMUNITY PLAN AMENDMENTS/INITIATION OF UPTOWN
5A AND COMMUNITY PLAN AMENDMENT
5B

AMENDMENTS TO MID-CITY PLANNED DISTRICT ORDINANCE TO
INCORPORATE UPTOWN COMMUNITY PLAN AREA, COMMUNITY-WIDE
REZONINGS, AND EXTENSION OF TIME FOR UPTOWN EMERGENCY
ORDINANCE

EXTENSION OF TIME FOR UPTOWN EMERGENCY ORDINANCE

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

JOHN WILHOIT and CHRIS JACOBS presented Planning
Department Report Nos. 88-502 and 88-508.

RECESS, RECONVENE

The Commission recessed at 10:40 a.m. and reconvened at
10:45 a.m.

CHRIS GEDROSE, representing Uptown Planners, spoke in
support of the community plan amendments.

TESS WILCOXSEN, Uptown Community Planners, indicated she
was in support of the staff recommendation. She felt
the airport issue was one in which the planning group
needed direction from the Council and Commission

JOHN NUGENT spoke about the property at Union and Walnut
and wanted to replace dilapidated single-family
residences with multi-family. He was concerned that the
plan amendment would prohibit him from this development.

LUCIUS QUINNEY spoke regarding the property on West Fir
Street and his desire to expand existing office use in
the area.

ANN RIFAT, representing Mr. and Mrs. George Thackeray,
indicated they wanted to retain the C-1 zoning for their
property.

LYNN HEIDEL, representing the Trevi Group, indicated
they had proposed medical offices at Fourth and Lewis
and were in the process of a PCD. She stated there was
an urgency that the entire issue move forward as quickly
as possible.

REBECCA MICHAEL, attorney representing Christine Baron, owner of property of Reynard Way, was concerned about the imposition of the proposed down zoning and how it would affect possible lot consolidation.

MITCHELL CAMPAGNA, representing Jackson and Associates, spoke regarding the property at 4216 Bachman Place. He spoke against any rezoning of this property at this time.

MERRELL COATE, representing Mr. Briarton, indicated her concern that the street would be widened on Robinson and she did not wish on-street parking prohibited.

JOHN DAVIS, representing the First Unitarian Church, expressed concern about the proposed rezoning for the church's parking lot.

HAMILTON MARSTON, indicated his opposition to the recommended reduction in permitted residential density for the property under his ownership.

ALICE WELLS, owner of property on Cleveland and Lincoln, stated that she was across from the Topsey's Restaurant and she did feel downzoning her property to residential use was an appropriate designation.

FERDINAND FLETCHER spoke in opposition to the recommended rezoning of the property known as Area 32. He further questioned the application of the HR Overlay being applied to his property.

C. DALE, resident of Jackdaw Street, indicated his opposition to any proposal that would increase the density in his area.

PAUL BARTLEY, resident of Hugho Street, stated most of the area was developed as R-2 lots and he was opposed to the recommended R-1 rezoning.

WHITNEY SKALA, representing Creative Properties, stated their concern regarding the application of the planned district ordinance as it related to one of their projects.

DOCTOR J. J. ROSCISZEWSKI spoke in opposition to the proposed rezoning of 20 properties in Area 2 under his ownership. He encouraged high-rise and higher densities in this area because of its close proximity to downtown San Diego.

GARY HAGGARD spoke in opposition to the proposed rezoning.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL abstaining with OQUITA not present) to continue this plan amendment and amendments to the PDO to January 26, 1989 at 9:00 a.m. and to approve the extension of time for the Uptown Emergency Ordinance as recommended by staff.

ITEM-6 SIXTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 88-509.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (KERCHEVAL abstaining with OQUITA not present) to approve the Sixth Amendment to the Columbia Redevelopment Plan as recommended by staff.

ITEM-7 WORKSHOP - COASTAL DEVELOPMENT PERMIT CONSENT AGENDA

PATRICK LOWE presented Planning Department Report No. 88-510.

No action was required of the Commission.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 2:40 p.m.

ITEM-8 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.

This item was removed from the agenda to be scheduled at a later date.

ITEM-9 NAVAJO COMMUNITY PLAN AMENDMENT FOR THE GRANTVILLE/MISSION GORGE ROAD AREA (DECEMBER, 1988 DRAFT) AND ZONING CONSISTENCY PROGRAM. APPLICANT: CITY OF SAN DIEGO.

THERESA WILKINSON present Planning Department Report No. 88-489.

FRANK DRACHMAN, representing the Grantville Community Improvement Association, stated they were in favor of the plan as presented. He indicated it was their feeling that they did not want the PID to be utilized to restrict any use that would be permitted in the industrial zone.

DANIEL SMITH, Grantville Community Improvement Association, spoke in support of the plan amendment.

SUSAN OSBORNE JOHNSON recommended that the Single-family Residential Overlay Zone be applied to Allied Gardens area to protect from the development of mini-dorms in their area.

BARBARA MASSEY recommended plan adoption without any changes.

RICHARD FAHMIE, resident of Greenbriar Avenue, stated he was concerned about the proposed 11 homes and its access through their neighborhood.

RAY GERDING, Allied Gardens, indicated his opposition to the zone change recommended on page 75 of the plan. He also felt that Waring Road was needed as an alternative road to Interstate 8.

TERRY LOWLING, Mariposa Homeowners Association, recommended the CPIOZ Type A designation be applied to the V. R. Dennis property.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL, CALKINS and OQUITA not present) to continue this item to January 5, 1989 at 2:00 p.m.

ITEM-10 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 3:15 p.m.