

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 8, 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 9:05 a.m.
The Planning Commission adjourned at 6:00 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-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
Frank Belock, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEMS-1 AND 1A NORTH COASTAL SECTOR CONSOLIDATED COMMUNITY PLAN AMENDMENTS (NO. 3 OF 3): REGENTS PARK -- UNIVERSITY COMMUNITY PLAN AMENDMENT AND APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY PLANNED COMMERCIAL DEVELOPMENT PERMIT AMENDMENT NO. 88-0589. REGENTS PARK AMENDMENT - PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 88-0589

GLEN GARGAS and THERESA WILKINSON presented Planning Department Report No. 88-497.

PAUL ROBINSON, attorney representing the applicant, spoke in support of the project and plan amendment.

DR. JACK INGBER, Chief Executive Officer of ZYMED, spoke in support of the project. He explained the integrated medical facility proposed for the site.

MARK STEELE, Steele Architect and Planners, made a slide presentation of Regents Park.

HARRY MATHIS, Chairman of the University Community Planning Group, spoke in opposition to the project.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4-2 (LARSEN and PESQUEIRA) voting in the negative with OQUITA not present) to certify the environmental impact report and deny the amendment and PCD as recommended by staff.

RECESS, RECONVENE

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

ITEM-2 WOOD PARCEL REZONE NO. 88-0555; A REQUEST TO REZONE FOUR PARCELS TOTALING 0.75 ACRES FROM A-1-10 TO R1-5000 AND RETENTION OF THE A-1-10 ZONE ON A FIFTH PARCEL WHICH TOTALS 3.2 ACRES. LOCATED ON THE SOUTH SIDE OF CALLE CRISTOBAL BETWEEN THE FUTURE ALIGNMENT OF CAMINO SANTA FE ON THE WEST AND CAMINITO LA BAR IN THE MIRA MESA COMMUNITY. OWNER/APPLICANT: WILLIAM O. WOOD.

DAVID WILHITE spoke in opposition to the proposed downzoning of Dakota Drive.

MERLIN OSTERHAUS referred to Page 28 of the plan text and recommended zone change from R-3000 to CO.

WILLIAM NESTINGEN spoke in opposition to the HR Overlay Zone.

ELIZABETH WILLS spoke in opposition to the downzoning on the Apache Avenue property. She indicated there was a need for multi-family housing.

J.F. OLIVER stated they owned approximately 24 acres located in Stephens Canyon and he was opposed to the R1-40000 Zone being placed on the property.

LOUIS SILVER, owner of Balboa Towers, spoke in opposition to the proposed height limit.

RULA FARROW spoke in opposition to the plan.

RECESS, RECONVENE

The Commission recessed at 12:30 p.m. and reconvened at 2:15 p.m.

MARK FREEMAN stated he owned two pieces of property in the 3200 block of Apache. He was opposed to the single-family zone being proposed for the area.

AL KERCHEVAL indicated his firm did the feasibility study for the bike path along State Route 52 and Marian Bear Park. He indicated he would abstain from any recommendation relating to this particular issue.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (OQUITA not present) to continue this matter to another noticed hearing.

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 2-4 (KERCHEVAL, PESQUEIRA, LARSEN and CALKINS voting in the negative with OQUITA not present) to initiate the plan amendment and rezonings as recommended by staff. This motion failed for lack of four affirmative votes.

TOM WILLIAMS presented Planning Department Report No. 88-494.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-1 (BENN voting in the negative with OQUITA not present) to certify the mitigated negative declaration and recommend approval of the rezoning based on staff recommendation.

ITEM-3 LANDSCAPE TECHNICAL MANUAL

TOM STORY presented Planning Department Report No. 88-469.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 6-0 (OQUITA not present) to set this item for hearing.

ITEM-4 WORKSHOP - RESIDENTIAL CARE FACILITIES GUIDELINES FOR CONDITIONAL USE PERMITS.

PAT GRABSKI presented Planning Department Report No. 88-391.

VERNA QUINN stated this was an ongoing problem in their community for many years and spoke in support of the guidelines.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (OQUITA not present) to set this item for public hearing.

ITEM-5 CLAIREMONT MESA COMMUNITY PLAN UPDATE - NOVEMBER, 1988 DRAFT.

EVA STRESEMANN presented Planning Department Report No. 88-481.

COUNCILMAN BRUCE HENDERSON spoke regarding the plan update.

MATT PETERSON, attorney representing the Price Company, spoke regarding the proposed rezoning of the property from M-1 to M1-P. He requested a continuance on this item in order to fully explore the consequences of such a proposed rezoning and the nonconforming use that would result.

TIM GRAVES, Chairman of the Clairemont Mesa Planning Committee, spoke in support of the plan amendment. He indicated the planning group had not completed review of the entire plan but so far were in support.

STEVE ESTRADA, representing Appel Development, recommended that the site at Morena and West Morena Boulevard be reviewed as a possible mixed-use project.

BARBARA LOHMAN spoke in support of a permanent height zone in West Clairemont.

MARGUERITE FERRANTE, representing Coastal Trailer Villas Park, spoke in support of the plan recommendation for the site. She stated low cost housing was essential to the city and this trailer park provided over 90 homes for its residents.

KEITH RHODES, representing Morena Mobile Village Mobile Home Park, questioned the wording on Page 55 of the plan text. He further questioned the parks being subject to landscaping.

JUDY CHRISTENSEN, resident of Cowley Way, recommended an extension of landscape buffer between multi-family and single-family residences.

E. MERICK MAJOR recommended a minimum of thirty days to notice possible rezonings of property.

SY KAINEN spoke in opposition to the proposed rezoning.

ITEM-5A MOBILE OIL SERVICE STATION DEMOLITION ON BLOCK "J" OF TERALTA, LOT 9, BLOCK 265, LOCATED AT 3927 EL CAJON BOULEVARD BETWEEN 39TH STREET AND 40TH STREET IN THE CN-1 ZONE.

MIKE TUDURY presented Planning Department Report No. 88-428.

JERRY DAWSON, attorney representing the applicant, spoke in support of the appeal.

KEN HUEPPER, representing Mobile Oil, spoke in support of the project and made a slide presentation of the facility as well as the surrounding area.

DR. ALLAN MARSHALL, representing the El Cajon Boulevard Business Improvement Association, spoke in support of the project and a 24-hour service station operation.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (OQUITA not present) to certify the mitigated negative declaration and approve the appeal and allow a 24-hour service station operation noting this was not precedent-setting because of the special circumstances and unique situation.

ITEM-6 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-7 NONCOMPLIANCE WITH CONDITIONS REGULATING THE V.R. DENNIS CONDITIONAL USE PERMIT AND ACCOMPANYING MASTER RECLAMATION PLAN NO. 82-0611. OWNER/APPLICANT: V.R. DENNIS CONSTRUCTION COMPANY/MISSION GORGE DEVELOPMENT CO.

TOM WILLIAMS presented Planning Department Report No. 88-495.

DEANNA SPEHN, representing the Tierrasanta Community Council, spoke regarding the hours of operation for V.R. Dennis facility. She indicated many people had contacted the community council that work had been going on past 12 midnight and before 6:00 a.m. She stated they were still having problems with light and noise.

JAMES SELLECK, Tierrasanta Community Council, indicated it was necessary that the operator comply with the conditions of permit.

JERRY CORDELL spoke regarding the violations at the sand and gravel operation as well as the heavy equipment restoration, steam cleaning and spray painting that had been going on at the site.

CAROLYN WILSON, Tierrasanta Community Council, stated her concern about the hours of operation.

BARBARA MASSEY stated they currently were in violation and felt they should be given 30-days notice to quit operation.

CAROLYN WARNER spoke in opposition to the permit indicating their noncompliance with the landscape requirements.

JERRY HORACEK recommended the permit be revoked.

FRANNE FICARA, representing V.R. Dennis Construction, stated it was her understanding that the problem was with the storage of vehicles. She stated the staff report indicated that the other problems with regard to times of operation had been resolved. She stated it wasn't until the day before the hearing she was advised there was a problem with the hours of operation of the ready-mix cement trucks moving their vehicles. She stated there was no other violation brought to Mr. Dennis's attention and no resident had contacted him.

Ms. Ficara stated the discussion relative to the conditional use permit (CUP) was not appropriate because the area in question was not within the area under the CUP. She stated if a violation were present, it would be a zoning violation and not a condition of the permit. She recommended a 30-day continuance for further review.

COMMISSION ACTION

On motion of LYNN BENN, seconded by KARL ZOBELL, the Commission voted 4-1 (Larsen voting in the negative with OQUITA and CALKINS not present) to hold a public hearing to review the conditions of the permit and to levee all costs associated with the monitoring its operation of approximately \$2,000 against the CUP account. It was

further indicated that an independent monitoring source be employed at the expense of the applicant to monitor its operation for a period of 90 days.

On motion of LYNN BENN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (OQUITA and CALKINS not present) to hold another hearing on this matter in approximately 90 days.

ITEM--8 PUBLIC FACILITIES IN SAN YSIDRO AND STATUS REPORT ON THE SAN YSIDRO COMMUNITY PLAN UPDATE.

LISA HUNTS-COUNT and ANNA MCPHERSON presented Planning Department Report No. 88-427.

MIRNA PEREZ, chairwoman of the planning group, spoke regarding the community plan development and land use.

ANDREA SKOREPA spoke regarding the image of the area and the makeup of the community plan area. She further spoke to the social needs.

DAVID CASTRO spoke regarding the building code requirements for the area.

BARRY SILVA recommended against developer fees as they were a disincentive to development in the San Ysidro area.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 5-0 (OQUITA and CALKINS not present) that the Commission recommend to the City Council that no parks should be developed in any part of the City of San Diego until basic facilities, such as paved streets, and sewer, water and gas services are provided to all residents of San Ysidro.

ITEM-8A THIS ITEM WAS TRAILED TO JANUARY 5, 1989.

ITEM-9 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

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 6:00 p.m.