

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
FEBRUARY 11, 1988  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Paula Oquita at 9:07 a.m. The Planning Commission adjourned at 11:15 p.m.

**ATTENDANCE DURING THE MEETING:**

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

ITEM-1 MINUTES

APPROVAL OF MINUTES OF JANUARY 21, 1988

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 5-0 (KERCHEVAL not present and LARSEN not voting) to approve the minutes of January 21, 1988.

ITEM-2 REVIEW OF FOUR COUNTY LEASE SITES FOR GENERAL PLAN CONSISTENCY.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to approve consistency/conformance with general plan, locations at 233 A Street, 1420 Kettner Boulevard, 3340 Kemper Street, and 4926 Savannah Street.

ITEM-3 VACATION OF CORDERO ROAD EAST OF CAMINO DEL MAR AND ADJACENT TO LOT OF BLOCK 32 AND LOTS 6 AND 7 OF BLOCK 34, BOTH WITHIN DEL MAR HEIGHTS, MAP 157.

JIM MCLAUGHLIN, Engineering and Development Department, presented the staff report.

VICTOR VILCHACK, one of two property owners of subject property, addressed the Planning Commission speaking in favor of the street vacation. He indicated that this property is unused, is not needed for a street and should rightfully belong to the property owners.

PETER LASENSKY indicated he is the property owner to the north of MR. VILCHACK and stated he believes there is danger in having stairs going down to a busy spot on Camino del Mar. He stated that the requirement for beach access at that location should be denied; he indicated he is in favor of the street vacation.

OPAL TRUEBLOOD stated she is the Chairwoman of the Torrey Pines Community Planning Group and that the Planning Group is very concerned about the vacation of Cordero Road. She further stated it is not in the community's best interest to vacate this public street.

CHRISTINE YOUNG, property owner on Cordero Road, indicated she has been fighting this street vacation for eight years. She indicated she is in favor of keeping the public access free, and indicated the public access at this location is being used. She emphasized that she objects to this street vacation.

CONRAD YOUNG, indicated that Mr. Vilchack has built a fence along his property which goes down into City land. He stated the residents along the street cherish their view, and he is opposed to the street vacation.

VICTOR VILCHACK was given an opportunity to respond to those in opposition to the street vacation, and he reiterated his position that this property is unnecessary for use as a street and should, therefore, be vacated.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 3-3 (OQUITA, PESQUEIRA, and ZOBELL voting no; KERCHEVAL absent) to deny the street vacation. Because there was a tie vote, this constituted a denial. If the applicant wishes to have this matter considered by the City Council, he will need to make a request to that body.

ITEM-4 VACATION OF UNION STREET SOUTH OF MAPLE STREET AND ADJACENT TO LOTS 11 AND 12, BLOCK 81, AND LOTS 1 & 2, BLOCK 2, ALL BEING WITHIN MAP 1874.

JIM MCLAUGHLIN, Engineering and Development Department, presented the staff report.

ROY MILLER stated he is the person requesting the vacation and asked that the Commission approve it. He further indicated that he would like to see curb and sidewalks installed by the City at this location.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by KARL ZOBELL, the Commission voted 7-0 to approve the subject street vacation.

ITEM-5 SCIENTIFIC RESEARCH (SR) ZONE/CLASSIFICATION OF USE (CLU) NO. 298.

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

JOE COMPTON presented Planning Department Report No. 88-069.

GEORGE LATIMER addressed the Commission and referred to the letter sent to the Planning Commission from the University Community Planning Group indicating their unanimous recommendation that Option 2 be selected, which option would repeal the exemption allowing corporate headquarters' use in the SR Zone. He indicated that he felt approval of Option 1 would open the door for any 40,000 square foot user to convert to office space. He stated that, given that there are 3,000,000 square feet of SR in University City now, he felt conversion of all of that property would mean the loss of a major element of the SR Zone. He stated that the Planning Group believes the best way to protect the goals of the SR Zone is to adopt Option 2.

HARRY MATHIS, Vice Chairman of the University Community Planning Group, indicated his support for the Planning Department's recommendation that Option 2 be adopted in order to control the use of the SR Zone in University City. He stated he feels the SR resource is too important to compromise and that the Planning Group is in agreement that the users who are already there should be protected but that conversion should be prevented.

MAC STROBL, representing Science Applications International Corporation (and who was also involved in this question with the Henley Group), stated this issue is one that has been around for a long time; and he feels that there is no justification for a change. He further stated that he feels the issue is one of definition and enforcement and that their preference is that nothing be done; rather that the system be strengthened by definition, enforcement and proper use of the SR Zone.

BREWSTER ARMS, representing the Henley Group, which is the successor to the Signal Corporation, stated their feeling that the proposal is unfair. He explained that the Signal Corporation in 1979 was pursued to move to the City, and they were told they would be permitted corporated headquarters' use. They bought the lot next door to their company and paid the price which was indicated would be appropriate for the land to be used for corporate headquarters. He stated the company has

made a substantial commitment to San Diego and requested that no action be taken on this matter.

PAUL DEVERMANN, representing the Economic Development Corporation, stated the Corporation is opposed to deletion of corporate headquarters from the SR Zone. He stated that these corporations contribute greatly to the community through their support of arts and other activities. He further stated that he feels the issue is one of enforcement, which would mitigate instances of noncompliance. He requested that the Commission not delete this use from the SR Zone.

PAUL ROBINSON, representing Kodak and Lilly, stated he could not take a position on any of the three options recommended today, but stated these issues are vitally important to both of the companies he is representing. He indicated that companies sometimes do produce buildings which are entirely office uses but that these are connected to on-premise science and research uses. He asked that the record reflect that this type of use is permissible.

JOE COMPTON, Planning Department staff, indicated the SR Zone has specific provisions allowing headquarters and administrative uses for firms engaged in science research and development on the premises.

NICK DRAKULICH, representing the ROBERT H. HAGEY family of La Jolla, a group of family members who own property in the subject area, stated that prior to December, 1985, the City Council had approved the initial Nexus Pacific Plan, and the family are part owners of the property included in that plan. He stated he felt that it would be unfair to change the SR Zone now because of enforcement problems when what is really needed is appropriate enforcement of the use of the zone.

JOE COMPTON indicated that the Nexus plan would not be affected by any decision made by the Planning Commission today.

JOHN THELAN, representing Nexus Development Corporation, stated they believe there is no reason for any change in the classification of use under this zone, but stated that if a compromise is felt to be in order, then they would support Option 1 as an appropriate compromise proposition.

ALLEN HAYNIE, representing Hartford, stated he represents the owner of three buildings that were strictly built for international headquarters' use. He further stated they feel there is no problem with the SR Zone as it is, but that, should a change be necessary, they would support Option 1 as the appropriate intermediate measure.

#### COMMISSION ACTION

The motion of CHRIS CALKINS to adopt the first option recommended by staff failed for lack of a second.

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted to adopt Option 2, which would repeal the corporate headquarters' exemption from the SR Zone. This motion failed by a vote of 2-4 (KERCHEVAL, PESQUEIRA, LARSEN and CALKINS voting no; and ZOBELL not voting).

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (BENN voting no; ZOBELL not voting) to approve Option 3, which was the option to take no action, allowing the national headquarters CLU to stand as is.

#### RECESS AND RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:35 a.m.

#### ITEM-6 AMENDMENTS TO BILLBOARD ORDINANCE - CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 5412.1.

JIM HARE presented Planning Department Report No. 88-068.

RON BEALS, representing Gannett Outdoor and Patrick Media, addressed the Commission indicating that the subject signs were not built for residential areas. He indicated the companies would be willing to take affected signs down within 60 days notice and move them to other, more reasonable areas where the zoning is appropriate. He urged adoption of an option which would allow relocation of the signs to a different area when removed from residential areas rather than elimination of the signs entirely. He stated this would allow immediate removal of the signs from residential areas and a relocation to other areas where zoning would be appropriate.

GAIL MacLEOD, representing the Golden Hill Planning Group, encouraged the Planning Commission to approve this item and move it forward to the City Council.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted unanimously to approve the staff recommendation to adopt:

- 1) amendments to Municipal Code implementing California Business and Professions Code Section 5412.1, which would compel the removal of billboards in certain residential areas; and
- 2) a 7-year amortization for all billboards affected by these amendments.

ITEMS-  
7 & 8

MANNION NORTH CITY WEST DEVELOPMENT PLAN NO. 87-0784 AND VESTING TENTATIVE MAP NO. 87-0785 FOR A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, T14S, R3W, SBM.

JUDY BRASWELL, presented Planning Department Report No. 88-060.

LYNN BENN requested that Item 27 in the Development Permit substitute the word "and" for the word "or" so that it would indicate that "Manufactured slopes shall be limited to a gradient of 2:1 and shall be rounded and undulated at both the top and toe..."

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by AL KERCHEVAL, the Commission voted unanimously to approve the staff recommendations to:

- 1) certify Mitigated Negative Declaration No. 87-0784;
- 2) approve Development Plan Permit No. 87-0785;
- 3) approve Vesting Tentative Subdivision Map No. 87-0785.

This approval incorporates the word change suggested by LYNN BENN as indicated above.

ITEM-9 APPEAL OF THE PLANNING DIRECTOR'S ACTION ON THE TIM KING-UNIFUND SOUTHEAST SAN DIEGO PLANNED DISTRICT DEVELOPMENT PERMIT NO. 87-0840. PROPOSING CONSTRUCTION OF A 14-UNIT APARTMENT COMPLEX WITH ENCLOSED GARAGES.

MARK CANO presented Planning Department Report No. 88-066.

Chairwoman OQUITA indicated that this hearing had been continued to allow for a field trip, and that no further public testimony would be allowed because public testimony on this item had been completed at the meeting of January 21, 1988.

YVONNE LARSEN indicated that she was not in attendance at the previous meeting but had listened to the tape and therefore would participate in the discussion and vote.

KARL ZOBELL indicated he did not go on the field trip with the rest of the Planning Commission, but that he did visit the area on his own.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by YVONNE LARSEN, the Commission voted 5-2 (OQUITA and BENN voting no) to approve the staff recommendation and:

- 1) certify Environmental Mitigated Negative Declaration No. 87-0840; and
- 2) approve Southeast Development Permit No. 87-0850.



## ITEM-9a,9b &amp; 9c

APPEAL OF THE CLIFF COURT PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT NO. 87-0325, ACCOMPANYING TENTATIVE MAP NO. 87-0325 AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0325. LOCATED ON THE NORTHERLY SIDE OF MISSION CLIFF DRIVE NORTH OF ADAMS AVENUE IN THE R1-5000, R1-40,000 HILLSIDE REVIEW OVERLAY AND RESOURCE PROTECTION OVERLAY ZONES IN THE UPTOWN COMMUNITY. EQD NO. 87-0325, A NEGATIVE DECLARATION.

OWNER/APPLICANT: MR. JAMES SCHRAEFEL. APPELLANTS: MARY AND WALTER DEBRUNNER, VIRGINIA AND JACK WELCH, ET.AL.

ROBERT KORCH presented Planning Department Report No. 88-064.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by LYNN BENN, the Commission voted unanimously to approve the appeal and deny the project. Findings for denial are:

- 1) proposed use would fulfill individual need but not a community need and would adversely affect the neighborhood.
- 2) use and property development are incompatible with surrounding neighborhood.
- 3) proposed use would be detrimental to the general welfare of persons in the neighborhood and would adversely affect other properties in the vicinity.
- 4) overall result in appearance would be incompatible with neighborhood structures.
- 5) ordinance requires compatible use to surrounding neighborhoods be obtained through density planning, landscape, architectural design, and that the proposed plan be in conformity with the standards. The finding is that this development would not be in conformity with the standards of the surrounding neighborhood.

ITEM-10 PENINSULA COMMUNITY PLAN AMENDMENT - LAND USE DESIGNATION FOR THE PROPERTY BOUNDED BY LOCUST, EVERGREEN AND NEWELL IN THE PENINSULA COMMUNITY PLAN.

ANNA McPHERSON presented Planning Department Report No. 88-064.

COMMISSION ACTION

On motion of KARL ZOBELL, seconded by YVONNE LARSEN, the Commission voted unanimously to approve the amendment to the Peninsula Community Plan to change the language stated in relation to the subject property from multi-family residential to single-family residential. This property is bounded by Locust, Evergreen and Newell.

ITEM-11 ANNOUNCEMENTS/PUBLIC COMMENT

There were no announcements or public comment during this portion of the meeting.

ITEM-12 ADJOURNMENT

Having no further business, the Commission adjourned at 11:15 a.m.