

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
FEBRUARY 16, 1989  
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 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 Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Tom Salgado, Acting Deputy Director, Development  
Planning-present  
Jim Ragsdale, Principal Planner, Community  
Planning-present  
Bob Didion, Acting Principal Planner, Development  
Planning-present  
Jim McLaughlin, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 COASTAL DEVELOPMENT PERMIT NO. 88-1213. PROJECT NAME: 324 GRAVILLA STREET. CONSTRUCTION OF TWO, SINGLE-FAMILY RESIDENCES. THE STRUCTURES ARE LOCATED ON TWO SEPARATE, ADJOINING LOTS AND HAVE PARTIALLY SUNKEN GARAGES. A ZERO-LOT LINE CONDITION IS PROPOSED FOR BOTH STRUCTURES ALONG THE CENTRAL DIVIDING LOT LINE. THIS SITUATION IS ALLOWED BY THE CITY ZONING ORDINANCE IF LARGER SIDE YARDS (EIGHT FEET AVERAGE; FOUR FEET MINIMUM) ARE PROVIDED. THE APPLICATION CONFORMS TO THE ZONING ORDINANCE INCLUDING PROVISION OF THE WIDER SIDE YARDS.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the consent agenda item.

ITEM-2 STREET ACTION STREET ACTION 88-527 - THE VACATION OF PORTIONS OF "E" STREET AND "F" STREET WITH BOTH BEING BETWEEN CALIFORNIA STREET AND KETTNER BOULEVARD. CERTIFICATION OF NEGATIVE DECLARATION, EQD NO. 88-1187

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to certify the negative declaration, and approve the street action, modified to include an additional condition which would read as follows:

"In the event it is determined that a Coastal Development Permit is required following application for review, a Coastal Development Permit must then be issued prior to City Council action regarding the proposed vacation."

- ITEM-3 STREET ACTION 88-536 - A PORTION OF CARMEL VIEW ROAD  
ADJACENT TO PARCEL MAP 15075

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to approve the subject street action as recommended by the Department.

- ITEM-4 STREET ACTION SA 88-541- THE VACATION OF THE EAST/WEST  
ALLEY IN BLOCK 182 OF MISSION BEACH MAP 1051.

JIM McLAUGHLIN presented Engineering and Development and Department Report dated December 19, 1988.

CLYDE JENKINS spoke in favor of the alley closing.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (CALKINS voting in the negative, with BENN not present) to approve the subject street action, adding an additional condition to read as follows:

"In the event it is determined that a Coastal Development Permit is required following application for review, a Coastal Development Permit must then be issued prior to City Council action regarding the proposed vacation."

- ITEM-5 CARMEL VALLEY RETAIL CENTER, NORTH CITY WEST DEVELOPMENT  
PLAN PERMIT NO. 88-1103, FOR LOT 1 OF TENTATIVE PARCEL  
MAP NO. 87-0228, NEIGHBORHOOD 6 PRECISE PLAN. OWNER:  
CARMEL VALLEY PARTNERS I. APPLICANT: THE BALDWIN  
COMPANY.

KEVIN SULLIVAN presented Planning Department Report No. 89-076.

MITCH RITSHEL, representing the applicant, concurred with staff findings and recommendations contained in the report.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to certify the negative declaration and approve the planned development permit as recommended by staff.

ITEM-6 CARMEL VALLEY NEIGHBORHOOD NUMBER ONE SCHOOL AND PARK SITE NORTH CITY WEST DEVELOPMENT PLAN NO. 88-1042, FOR A PORTION OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM AND RECORD OF SURVEYS 3779, 7823, 8545 AND 9457, LOCATED ON THE EAST SIDE OF CAMARENA ROAD BETWEEN CARMEL CENTER ROAD AND DEL MAR HEIGHTS ROAD, NEIGHBORHOOD NUMBER ONE PRECISE PLAN. OWNER: VILLAGE PROPERTIES. APPLICANT: BALDWIN BUILDERS.

TED SHAW presented Planning Department Report No. 89-077.

STEVE ZIMMER, representing the Baldwin Company, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

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

ITEM-7 COX CABLE MICROWAVE TOWER CONDITIONAL USE PERMIT NO. 88-1145. TO ALLOW CONSTRUCTION OF A 40-FOOT-HIGH MICROWAVE COMMUNICATIONS TOWER ON TOP OF AN EXISTING THREE-STORY OFFICE BUILDING. LOCATED 5159 FEDERAL BOULEVARD IN THE CA-RR ZONE IN THE MID-CITY COMMUNITY. EQD NO. 88-1145. OWNER/APPLICANT: MISSION CABLE T.V., INC.

TERRI AVAKIAN presented Planning Department Report No. 89-064.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 10:00 a.m.

ITEMS--8  
AND 9

AN APPEAL OF THE PLANNING DIRECTOR AND SUBDIVISION BOARD' APPROVAL OF THE SOLEDAD HILLS OF PLANNED INFILL RESIDENTIAL DEVELOPMENT PERMIT (PIRD) NO. 87-0950 AND VESTING TENTATIVE MAP (VTM) NO. 87-0950. ELEVEN (11) SINGLE-FAMILY DETACHED DWELLING UNITS ON A 3.39-ACRE SITE. THE PROJECT IS DESCRIBED AS A PORTION OF THE NORTHWEST QUARTER OF LOT 1785 OF PUEBLO LANDS, LOCATED ON THE SOUTH SIDE OF YOST DRIVE BETWEEN YOST CIRCLE AND ALTA VISTA STREET, WITHIN THE PACIFIC BEACH COMMUNITY PLAN BOUNDARIES AND THE R1-10000 ZONE.  
OWNER/APPLICANT: HOLT/SPHIRE. APPELLANT: PHILIP M. COHEN.

TED SHAW presented Planning Department Report No. 89-079.

PHILIP COHEN spoke in support of the appeal and denial of the permit and map. He based his opposition on the traffic that would be generated from the proposed development.

PATRICK DAILEY, resident of La Jolla Alta, spoke in support of the development and the proposed access onto Yost Drive.

MIKE BUTLER indicated his support for the project.

TOM JOHNSTON, area resident, indicated he would like the development approved as originally presented.

RALPH BENNETT, area resident, felt the development would improve the value of his property and he was in support.

LAWRENCE COLE, representing Landmark Engineering, spoke in support of the project.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to certify the environmental impact report and deny the appeal and approve the map as recommended by staff.

ITEM--10 MENTAL HEALTH SYSTEMS CONDITIONAL USE PERMIT NO. 88-0926; A REQUEST TO ESTABLISH HOUSING FOR EMPLOYABLE CHRONICALLY MENTALLY DISABLED CITIZENS. LOCATED ON THE SOUTH SIDE OF BOSTON AVENUE BETWEEN 29TH AND 30TH STREETS IN THE BARRIO LOGAN PLANNED DISTRICT "C" ZONE; BARRIO LOGAN COMMUNITY. OWNER: LOUIS LOCICERO/VERSIE MAE LOCICERO. APPLICANT: MENTAL HEALTH SYSTEMS, INC.

TOM WILLIAMS presented Planning Department Report No. 89-080.

CELIA BALLESTEROS, representing Mental Health Systems, spoke in support of the project.

WILLIAM MEAD, representing Mental Health Systems, spoke in support of the project.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

ITEM--11 BLACK MOUNTAIN VISTAS (UNIT 4), REZONE NO. 88-0497. LOCATED ON THE SOUTH SIDE OF ENTREKEN WAY, BETWEEN CARMEL MOUNTAIN ROAD AND RUSSET LEAF LANE, IN THE A-1-10 ZONE, AND WITHIN THE PENASQUITOS EAST COMMUNITY PLAN AREA (EQD NO. 88-0497). OWNERS/APPLICANTS: WOODCREST DEVELOPMENT, INC., LESLEY MCBRIDE CORPORATION.

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

KEVIN SULLIVAN presented Planning Department Report No. 89-081.

JOHN ZIEBARTH, representing the applicant, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to certify the mitigated negative declaration and approve the rezoning as recommended by the department.

KARL ZOBELL resumed Chair of the meeting.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 11:00 a.m.

ITEM-12 REVIEW OF BASIC CONCEPT DRAWINGS FOR GREAT AMERICAN PLAZA, AN OFFICE, HOTEL AND DEVELOPMENT, LOCATED ON THE BLOCK BOUNDED BY BROADWAY, KETTNER BOULEVARD, "B" STREET AND INDIA. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-088.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-0 (KERCHEVAL abstaining with BENN not present) to approve the basic concept drawing for Great American Plaza as recommended by staff.

ITEM-12A FURTHER REVISIONS TO THE SIXTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN. APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

AL KERCHEVAL abstained from discussion and vote on this item.

MARIANNE MUNSELL presented Planning Department Report No. 89-098.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL abstaining with BENN not present) to approve the proposed change to the Sixth Amendment to the Columbia Redevelopment Plan which included deletion of the three blocks from the FAR bonus provision.

ITEM-13 AMENDING CITY COUNCIL POLICY NO. 600-37 "DEVELOPMENT AGREEMENTS. APPLICANT: CITY MANAGER'S OFFICE AND PLANNING DEPARTMENT.

BOB KORCH presented Planning Department Report No. 89-097.

JAKE JACOBS, representing the City Heights Community Development Corporation, spoke in support of the proposed policy.

BETSY MORRIS, representing the San Diego Housing Commission, recommended the policy included that the definition for affordable housing be determined by the Housing Commission and amending Paragraph A.3, regarding the City's Equal Opportunity Program.



COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 6-0 (BENN not present) to recommend adoption of the Council policy amended as follows:

"j. Provision of low income and affordable housing as determined by the Housing Commission; and

"3(a) A specific plan shall be submitted concurrently with a development agreement detailing how these programs and goals shall be implemented."

RECESS, RECONVENE

The Commission recessed at 11:35 a.m. and reconvened at 2:10 p.m.

ITEM-14 RESIDENTIAL FACILITIES DEVELOPMENT GUIDELINES AND LOCATIONAL CRITERIA FOR CONDITIONAL USE PERMITS.

This item was rescheduled to another date because of insufficient notice.

ITEM-15 UPTOWN COMMUNITY PLAN AMENDMENTS AND IMPLEMENTATION. THIS ITEM INCLUDES REFINEMENTS TO THE UPTOWN COMMUNITY PLAN AND THE REZONING OF AREAS WITHIN THE UPTOWN COMMUNITY PLAN AREA TO IMPLEMENT THE RECENTLY ADOPTED COMMUNITY PLAN; AND REVISIONS TO THE MID-CITY COMMUNITIES PLANNED DISTRICT ORDINANCE TO PROVIDE FOR ITS USE IN UPTOWN. APPLICANT: CITY OF SAN DIEGO.

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

JOHN WILHOIT presented Planning Department Report No. 89-069 and memorandum dated February 16, 1989.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to continue the Mid-City and North Park Planned District Ordinance areas as requested by Councilmember McColl.

THELMA TRADEWELL, representing the Middletown Property Owners Association, indicated their support of the plan amendment.

CHRIS GEDROSE, representing Uptown Planners, spoke in support of the plan implementation as recommended by the planning group.

TESS WILCOXSON indicated she was in favor of the plan but felt that the area on West University Heights recommended for R1-5000 was inappropriate. She stated that approximately 50 percent of the properties would be nonconforming if so rezoned.

LYNN HEIDL, representing the property at Fourth and Lewis, spoke in support of the Department's recommendation.

BOB ORPHEY indicated he owned land near the UCSD Medical Center. He recommended that Alternate No. 4 contained in staff report be adopted.

WHITNEY SKALA, representing MRS. BESSY SCOORTIS, concurred with the recommend MR-1000 zoning to the property on Marilyn and Lincoln Avenues.

LYNN KREEGER, representing Creative Properties, requested clarification under the zone ordinance and indicated her opposition to the proposed zoning.

MATT PETERSON, representing Sunroad Properties, indicated that the proposed zoning at Fifth and Quince would make the property nonconforming.

LINDA NEYENESCH spoke in opposition to the proposed rezoning on her property facing Falcon Street.

GEORGE HAVERSTICK, 3015 Horton Avenue, spoke in opposition to the proposed R1-20000 zoning for his property.

FRED BLECKSMITH stated he owned a lot adjacent to the Neyenesch property and was opposed to the proposed rezoning.

MAC STROBL, representing Cheng Development, spoke in opposition to the 100-foot height limit recommended for his property indicating that a minimum of 130-150 feet should be allowed.

JOHN LOMAC spoke in opposition to the R-3000 zoned property being proposed to R1-5000 in the University Heights area. He indicated it would create substantial nonconformity in use if approved.

C. CHESBROUGH spoke in opposition to the proposed rezoning for the property at 2300 Second Avenue. He indicated he would like to keep the area much as it is today.

EDWIN ROBINSON spoke in opposition to the proposed rezoning at Jackdaw and Washington Place. He felt the property should remain R-1000 zoning.

DONALD MORSE felt the area at Jackdaw and Washington should be rezoned to R-3000 to maintain the single-family residences.

LUCY GALVIN indicated the property at Lincoln and Marilyn should be designated for medium density, not as proposed.

MALCOLM COUTTS spoke in opposition to the proposed rezoning of his property at 3557 Third Avenue.

STEVE MANGANELLI spoke in opposition to the proposed rezoning on West Walnut from R-6000 from R1-5000.

LEONARD DALE indicated the property at Third and Walnut should be developed as multi-family zoning.

JOHN ASHLEY spoke in opposition to the parking requirements for the area.

MARK KRASNER, representing Jackson and Associates, spoke in opposition to the proposed zoning for area of Arbor and Bachman Place.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to apply the Institutional Overlay Zone to those properties recommended by staff excluding the school sites.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 3-2 (LARSEN and PESQUEIRA voting in the negative with ZOBELL and BENN not present) to apply the Institutional Overlay Zone to public school sites as recommended by staff. This motion failed for lack of four affirmative votes.

On motion of Yvonne LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to approve CO zoning and office/residential on the northwest corner of Fourth Avenue and Lewis Street and to recertify EIR No. 87-0625.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to retain the recommend 100-foot height limit in the Fifth and Laurel area noting that exceptions could be granted through discretionary review.

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to retain the existing R1-5000 zoning on that property fronting on Falcon Street immediately adjacent to the manufactured slopes and rezone the remaining to R1-20000.

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to apply office zoning near the UCSD Medical Center in the area generally bounded by Front, Montecity, First and Dickinson with all proposed office uses subject to discretionary review.

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to rezone the property at Washington and Jackdaw and Sutter and Goldfinch as recommended by the Planning Department.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 4-1 (LARSEN voting in negative with ZOBELL abstaining and BENN not present) to recommend approval of the Uptown Community plan as recommended by staff, as modified, recertify the environmental impact report, and continue that area bounded by both sides of Front Street, Upas Street, both sides of Third Avenue and Brooks Street and Mr. Blecksmith's property to April 6, 1989, at 9:00 a.m.

ITEM-16 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 4:00 p.m.