

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 9, 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 9:05 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-not present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael J. Stepner, City Architect-present
Tom Salgado, Acting Deputy Director,
Development Planning-present
Richard Miura, Assistant to the Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Bob Didion, Acting Principal Planner,
Development Planning-present
Recorder Janet MacFarlane-present

ITEM--1 APPROVAL OF MINUTES OF JANUARY 12, 1989, AND JANUARY 19, 1989.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET not voting with KERCHEVAL not present) to approve the minutes of January 12, and January 19, 1989.

ITEM--2 CONDITIONAL USE PERMIT NO. 88-0640 (AMENDMENT TO CUP NO. 84-0861). AN AMENDMENT TO CONSTRUCT ADDITIONAL ACCESSORY USES AT THE EXISTING SCRIPPS MEMORIAL HOSPITAL - LA JOLLA CAMPUS. A 41.18-ACRE, R1-5000 ZONED PROPERTY BOUNDED BY GENESEE AVENUE ON THE EAST, INTERSTATE 5 ON THE WEST, AND MIRAMAR ROAD ON THE SOUTH. PARCELS 1-5, PARCEL MAP NO. 11644, TOGETHER WITH PARCELS 1 AND 3 OF PARCEL MAP NO. 1020 AND PARCEL 2 OF PARCEL MAP NO. 8195. UNIVERSITY COMMUNITY PLAN. OWNER/APPLICANT: SCRIPPS MEMORIAL HOSPITALS.

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

MARK CANO presented Planning Department Report No. 89-056.

JAMES LEARY, architect for the project, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (ZOBELL abstaining with KERCHEVAL not present) to certify the environmental impact report and approve the conditional use permit as recommended by staff.

KARL ZOBELL assumed chair of the meeting.

ITEM--3 APPEAL OF A PLANNING DIRECTOR APPROVAL OF THE FEHLMAN RESIDENCE HILLSIDE REVIEW RESOURCE/PROTECTION OVERLAY ZONE PERMIT NO. 88-1016. LOCATED ON THE WEST SIDE OF ARCADIA DRIVE, NORTH OF AVALON DRIVE, EAST OF JACKDAW STREET, SOUTH OF INTERSTATE 8, AND WEST OF HAWK STREET IN THE R-1-5000 ZONE IN THE UPTOWN COMMUNITY. EQD NO. 88-1016. OWNER/APPLICANT: MARK AND ANNE FEHLMAN.

GLENN GARGAS presented Planning Department Report No. 89-057.

LOREN RINDAL spoke in opposition to construction of the residence stating it was too large in bulk and scale for the surrounding area.

DAVID NENOW spoke in opposition to the project. He felt the two parking spaces were inadequate for this site. He explained his home was only one story on the street level and the proposed residence would be two-story at street level.

HUBERT PRICE spoke in opposition to construction of the residence based on its bulk and scale. He stated there was a parking problem in the area and this would add to the problem.

JUDITH GREEN spoke in opposition to the project.

EWART GOODWIN spoke in opposition to the single-family residence stating it was out of scale with the neighborhood.

MARK FEHLMAN, applicant, spoke in support of the project indicated their design would fit in with the area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (KERCHEVAL not present) to continue this item to February 23, 1989, at 9:00 a.m., for the purpose of conducting an independent field trip to the site. It was noted public testimony would be closed at the meeting on February 23, 1989.

ITEMS-4, APPEAL OF THE CITY AERO DRIVE PLANNED INDUSTRIAL
5 & 6 DEVELOPMENT/RESOURCE PROTECTION OVERLAY ZONE PERMIT AND
ACCOMPANYING TENTATIVE MAP NO. 87-1140; REZONE
NO. 87-1140. LOCATED SOUTH OF AERO DRIVE, EAST OF
RUFFIN ROAD AND WEST OF DALEY DRIVE IN THE R1-5000 (HR),
UNZONED (PROPOSED M-IP) ZONE IN THE SERRA MESA
COMMUNITY. EQD NO. 871140. OWNER/APPLICANT: CITY OF
SAN DIEGO.

BOB DIDION presented Planning Department Report
No. 89-058.

JOHN ROMERO, area resident, spoke in opposition to the
proposed zoning. He felt industrial uses should not be
next to residential uses. He wanted more landscaping
and buffer space and felt multi-residential was more
appropriate than light industrial use.

STANLEY COLTER spoke in opposition to an industrial use
alongside single-family areas. He recommended the
canyon be preserved in its natural state.

GAROLD NELSON, area resident, spoke regarding the area
residents' desire to have secondary access to the back
of the property. He recommended a 44-foot dedicated
street.

MELVIN HENDRICKS spoke of preserving the canyon area.

DALE TAYLOR, area resident, stated he did not want an
industrial zone next to his home.

DENNIS WAHL, representing Pountney & Associates, spoke
in favor of the project. He explained the grading done
on the side was to mitigate the noise and visual impact
of surrounding neighbors.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the
Commission voted 5-1 (BERNET voting in the negative with
KERCHEVAL not present) to approve the appeal and deny
the permit map and deny the recommended rezoning based
on the issue of appropriate zoning for the site.

RECESS, RECONVENE

The Commission recessed at 11:00 a.m. and reconvened at 11:05 a.m.

ITEMS-7 APPEAL OF THE LUSK MIRA MESA PLANNED INDUSTRIAL
8 & 9 DEVELOPMENT PERMIT AND TENTATIVE MAP NOS 86-0975; REZONE NO. 86-0975. LOCATED NORTH OF EL CAMINO MEMORIAL CEMETERY, EAST OF LUSK BOULEVARD, WEST OF PARKDALE AVENUE AND SOUTH OF THE PENASQUITOS CANYON RESERVE IN THE A-1-1-10, M-1B, M-LI (proposed M-1B AND M-1A) ZONES IN THE MIRA MESA COMMUNITY. EQD NO. 89-0975. OWNER/APPLICANT: LUSK - SMITH, MIRA MESA NORTH. APPELLANTS: LUSK - SMITH, MIRA MESA NORTH.

BOB DIDION presented Planning Department Report No. 89-059. He further explained because of Council action, Items 7 and 8, the matter of the appeal by the applicant, had been resolved.

DENNIS O'NEAL, appellant and applicant, confirmed the withdrawal of their appeal.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (KERCHEVAL not present with CALKINS not voting) to certify the mitigated negative declaration and recommend approval of the rezoning as recommended by staff.

ITEMS- REZONE NO. 87-1087 AND APPEAL OF THE SCRIPPS RANCH NORTH
10-16 PHASE I TENTATIVE MAP AND PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 87-1087; VESTING TENTATIVE MAP AND PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 87-1088; AND PLANNED COMMERCIAL DEVELOPMENT PERMIT NOS. 88-0959 AND 88-1006. LOCATED ON THE EAST SIDE OF INTERSTATE 15, BETWEEN MIRAMAR LAKE AND POWAY ROAD IN THE EXISTING A-1-10, R-3000, R1-5000, CN, CR, MIP AND HILLSIDE REVIEW OVERLAY ZONES (PROPOSED MIP, CN, CR AND THE HILLSIDE REVIEW OVERLAY ZONES) IN THE MIRAMAR RANCH NORTH COMMUNITY (EQD NOS. 87-1087 AND 87-1088). OWNER/APPLICANT: BCE DEVELOPMENT, INC. APPELLANT: MR. CHARLES R. GILL, REPRESENTING BCE DEVELOPMENT, INC.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 89-060.

BOB DIDION indicated as with the previous items, the basis of the appeal had been resolved at Council and the matter before the Commission was the appropriateness of the rezonings.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the project and rezoning based on the inadequacy of the environmental impact report.

SHERYN SCHERER, representing the Save Miramar Lake Committee, spoke in opposition to the project and rezoning.

CHARLES GILL, attorney representing the applicant, indicated they had withdrawn their appeal. He noted which conditions were removed from the permits by Council action.

WILLIAM RICK, Rick Engineering, spoke in support of the rezoning.

DAVID PREWETT, representing the Miramar Ranch North Planning Group, spoke in support of the rezoning. He asked that when the plans for the projects go forward that his planning group have an opportunity to review the project.

MR. RICK indicated that the planning group would be notified as plans are brought forward.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUERIA, the Commission voted 4-2 (BERNET and BENN voting in the negative with KERCHEVAL not present) to certify the environmental impact report and approve the subject rezoning as recommended by staff.

ITEMS-17 APPEAL OF THE BAY RIDGE SCENE, RESOURCE PROTECTION
& 18 OVERLAY ZONE/HILLSIDE REVIEW PERMIT AND ACCOMPANYING
TENTATIVE MAP NO. 88-0201. LOCATED AT THE WEST END OF
CHIPPEWA COURT AND BOONE STREET, NORTH OF BALBOA AVENUE,
WEST OF CLAIREMONT DRIVE, EAST OF MORAGA AVENUE AND
SOUTH OF ECOCHEE AVENUE IN THE R1-5000 AND
R1-15000 ZONES IN THE CLAIREMONT MESA COMMUNITY. EQD
NO. 88-0201. OWNER/APPLICANT: J. FRED OLIVER/ARIZONA
APARTMENT ASSOCIATES. APPELLANT: JEANNE MISCIKOWSKI.

GLENN GARGAS presented Planning Department Report No. 89-061.

JIM McLAUGHLIN indicated that Park and Recreation requested amending Condition 11 of the permit to indicate an irrevocable offer to deed the open space to the City at no cost should the adjacent property be purchased for open space.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to certify the mitigated negative declaration, approve the permit and map, modifying Condition 11 as requested by the Park and Recreation Department.

RECESS, RECONVENE

The Commission recessed at 12 noon and reconvened at 1:30 p.m.

ITEM-19 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, TIERRASANTA. SIX THOUSAND, FIVE HUNDRED ACRES, LOCATED IMMEDIATELY EAST OF INTERSTATE 15 AND NORTH OF FRIARS ROAD.

JIM FAWCETT presented Planning Department Report No. 89-068.

DEANNA SPEHN, representing the Tierrasanta Community Council, spoke in support of the financing plan.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to approve the financing plan as recommended by staff.

ITEM-20 SAN YSIDRO INTERIM ORDINANCE. THIS PROPOSED ORDINANCE WOULD PLACE RESTRICTIONS ON THE ISSUANCE OF BUILDING PERMITS, DEMOLITION AND REMOVAL OF STRUCTURES AND CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN SAN YSIDRO AND THE URBANIZED PORTIONS OF THE TIA JUANA RIVER VALLEY. THE PURPOSE AND INTENT OF THE ORDINANCE WOULD BE TO ENSURE THE PROVISION OF NEEDED PUBLIC FACILITIES AND NEIGHBORHOOD COMPATIBILITY. IT WOULD REMAIN IN EFFECT FOR ONE YEAR OR UNTIL THE EFFECTIVE DATE OF REGULATIONS TO IMPLEMENT A PROPOSED UPDATE OF THE SAN YSIDRO COMMUNITY PLAN, WHICHEVER OCCURS FIRST.

MIKE STANG presented Planning Department Report No. 89-066.

ANDREA SKOREPA, representing the San Ysidro Planning and Development Group, spoke in support of the interim ordinance.

HERBERT SEVEL spoke in opposition to the interim ordinance.

JESUS MONZON indicated he had a hotel site and questioned whether that would be designated historic site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS not voting with KERCHEVAL not present) to approve the interim ordinance as recommended by staff.

ITEM-21 NORTHSIDE SPECIFIC PLAN AMENDMENT IN MISSION VALLEY. THE PROPOSED AMENDMENT WOULD TRANSFER 14,000 SQUARE FEET OF THE 115,000 SQUARE FEET OF APPROVED SPECIALTY COMMERCIAL USE FROM PARCELS 13 and 14 TO PARCELS 15, 16 AND 17. THE TRANSFER WOULD OCCUR ENTIRELY WITHIN THE NORTHSIDE SPECIFIC PLAN AREA, WHICH IS LOCATED EAST OF INTERSTATE 805, WEST OF SAN DIEGO JACK MURPHY STADIUM BOTH NORTH AND SOUTH OF FRIARS ROAD (ATTACHMENT 1).

LINDA MURRAY-JOHNSON presented Planning Department Report No. 89-045.

No one appeared in opposition to this item.

JIM FISK indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS not voting with KERCHEVAL not present) to approve the specific plan amendment as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 2:05 p.m. and reconvened at 2:30 p.m.

ITEM-22 PROPOSED "LIVING UNIT" ORDINANCE.

JUDY LENTHALL presented Planning Department Report No. 89-0707.

MEL SHAPIRO indicated his support for the concept of the living unit ordinance. He recommended that toilets be a requirement in each unit.

HANS JOVISHOFF indicated his support for the concept of the living unit. He felt that toilets should be a requirement in each unit and he questioned about maximum rents for such units that they were not for low income but for moderate income persons.

JUDITH RIPPLE, representing CCDC, spoke in support of the concept but was concerned about the parking requirements for the unit and how it would impact the downtown area.

GLENN ALLISON, representing the Episcopal Community Services, spoke in support of the ordinance.

CHRIS MORTENSEN spoke in support of the ordinance.

CAROL LANDSMAN, representing CPC, indicated that they had set up a special meeting to discuss the ordinance and requested that action be deferred until after their meeting.

COMMISSION ACTION

On motion of YVONNE LARSEN, second by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to continue this item to March 16, 1989, at 3:00 p.m.

ITEM-23 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.