

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 10, 1988  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by PAULA OQUITA at 9:20 a.m. The Planning Commission adjourned at 5:10 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairman Paula Oquita-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-absent  
Commissioner Albert Kercheval-present  
Commissioner Karl ZoBell-present  
Commissioner Lynn Benn-absent  
Commissioner Chris Calkins-present  
Assistant Planning Director Michael J. Stepner-present  
Fred Conrad, Chief Deputy City Attorney-absent  
Deputy Director Lee Okeson-present  
Acting Deputy Director Mary Lee Balko-present  
Jim McLaughlin, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 The Commission trailed this item.

ITEM-2 ESPARZA REZONE NO. 87-1071. LOCATED NORTH OF JUPITER STREET, SOUTH OF LA SALLE STREET, WEST OF CHANNEL WAY AND EAST OF INTERSTATE 8 IN THE R-400 (PROPOSED C-1) ZONE IN THE MIDWAY COMMUNITY. EQD NO. 87-1071. LOT 11, BLOCK 3 OF DRUCKERS SUBDIVISION, MAP NO. 1584 (3940 JUPITER STREET). OWNER/APPLICANT: ARTHUR ESPARZA.

BOB DIDION presented Planning Department Report No. 88-091.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 4-0 (PESQUEIRA, BENN, and KERCHEVAL not present) to approve the rezoning as recommended by staff.

ITEM-1 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0698; A REQUEST TO DEVELOP A 3,200-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE. BEACHAM RESIDENCE. LOCATED TO THE SOUTHEAST OF THE ROSEMONT STREET AND DRAPER STREET JUNCTION AND TO THE WEST OF AVENIDA WILFREDO IN THE R1-4000 ZONE AND THE LA JOLLA COMMUNITY PLANNING AREA. EQD NO. 87-0698. THE SITE IS IMMEDIATELY TO THE EAST OF THE FAY AVENUE RIGHT-OF-WAY. A PORTION OF PUEBLO LOT 1258 OF THE PUEBLO LANDS OF SAN DIEGO, MISCELLANEOUS MAP NO. 36. OWNER/APPLICANT: LOUIS BEACHAM. APPELLANT: NORMA S. DAMASHEK, COMMITTEE TO SAVE THE BIKE PATH.

JULIAN BANALES present Planning Department Report No. 88-090.

NORMA DAMASHEK, appellant, spoke in opposition to the permit. She stated that the safety of the bike path was a crucial issue. She indicated she was opposed to the bridging of the bike path proposed by the applicant.

WAYNE GRAY, area resident, spoke in opposition to any realignment of the bike path to accommodate access to the property.

TERRY HUGHES, representing the property owner, reviewed the steps and efforts taken by the applicant to develop this property.

LOUIS BEACHAM requested the Commission's support for the permit. He stated he could not hold off development plans for the nine months requested by the Committee to Save the Bike Path because of tax considerations, but he could allow the group six months to arrange for purchase of the property.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 2-3 (the Chair, KERCHEVAL and LARSEN voting in the negative with BENN and PESQUEIRA not present) to approve the appeal and deny the permit. This motion failed for lack of four affirmative votes.

On motion of KARL ZOBELL, seconded by AL KERCHEVAL, the Commission voted 5-0 to deny the appeal and approve the permit modified to require that the incursion on the hillside would not exceed ten percent and further to bring back a design for the bike path grade separation to the Planning Commission for approval.

#### RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-3 AMENDMENT TO THE MISSION BAY PARK MASTER PLAN AND LOCAL COASTAL PROGRAM ADDENDUM - COGGESHALL ROWING CENTER. A PROPOSAL TO AMEND THE MISSION BAY PARK MASTER PLAN AND LOCAL COASTAL PROGRAM ADDENDUM TO REDESIGNATE THE NORTHWEST SIDE OF EL CARMEL POINT FROM "PARK AND SHORELINE" TO "BOAT SLIP FACILITIES," FOR THE PURPOSE OF DEVELOPING A PERMANENT ROWING CENTER ON A 1.07-ACRE PORTION OF EL CARMEL POINT. OWNER: CITY OF SAN DIEGO. APPLICANT: SAN DIEGO ROWING COUNCIL.

BILL LEVIN presented Planning Department Report No. 88-086. He further indicated that staff had been meeting with the Property Department to revise the language of the lease between the City and the Rowing Club.

TOM COSGROVE, representing the Rowing Council of San Diego, spoke regarding the City's requirement that the public have access to the facility.

LES MEDLIN, representing the Sierra Club, stated his organization was opposed to the lease because the plan designation is being changed from a public to a restricted use. He suggested if approved, a condition be added that no expansion of the facility be allowed.

ROBERT COLLINS, Property Department, spoke regarding the City's lease proposal indicating they had to follow Council Policy 700-8 which allowed the City to lease to nonprofit service organizations.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN AND PESQUEIRA not present) to approve the amendment to the Mission Bay Park Master Plan to allow for the lease with the San Diego Rowing Council and further required that the ambiguity regarding rental of equipment and use by the public be clarified prior to City Council consideration.

ITEM--4 GATEWAY KNITTING LIMITED - DISPOSITION AND DEVELOPMENT AGREEMENT, CONCEPTUAL DESIGN REVIEW - SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION. LOCATED IN THE GATEWAY CENTER EAST REDEVELOPMENT PROJECT IN THE SOUTHEAST SAN DIEGO COMMUNITY. LOTS 2, 3, 4 AND 5 OF THE GATEWAY CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 AT THE NORTHEAST CORNER OF THE INTERSECTION OF MARKET STREET AND GATEWAY CENTER DRIVE. (PLANNED INDUSTRIAL DEVELOPMENT PERMIT PID-86-0175). OWNER/APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: GATEWAY KNITTING LIMITED.

AL KERCHEVAL indicated he would abstain from discussion and vote on this item.

TAMIRA CLARK presented Planning Department Report No. 88-096.

No one appeared in opposition to this item.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 4-0 (BENN, PESQUEIRA not present with KERCHEVAL abstaining) to approve the disposition and development agreement as recommended by the Department.

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 WORKSHOP ON COUNCIL POLICY 600-24 - COMMUNITY PLANNING GROUP OPERATING PROCEDURES.

NANCY SCHWARZ presented Planning Department Report No. 88-098.

CAROL LANDSMAN, representing CPC, indicated their group recommended removal of the eight year limit of time a person may serve on a planning board.

RUTH SCHNEIDER, representing the Otay-Mesa Nestor Planning Group, stated their committee voted 16-0 to discontinue any limitation of tenor for planning group members.

VERNA QUINN, Chairperson of the Southeast San Diego Development Committee, stated their group had taken no official position regarding Council Policy 600-24. She indicated their committee had operated within the rules of their bylaws and she supported a mandatory training session. She commented there was no substitute for experience on the various planning group boards.

JIM MADAFFER, Chairman of the Tierra Santa Community Council, spoke regarding their concern for legal indemnification of planning groups, the eight-year limit and he indicated he supported mandatory training for board members.

OPAL TRUEBLOOD, Chairman of the Torrey Pines Community Planning Group, spoke regarding their efforts to encourage area residents to participate on the board.

KATHY GILES suggested another workshop on this matter.

REYNALDO PISANO spoke regarding the eight-year limit of planning group members required under Council Policy No. 600-24.

The Commission indicated another workshop would be held on this matter. It was determined this matter would again be discussed on March 24, 1988 at 2:30 p.m.

ITEM-7 ANNOUNCEMENTS/PUBLIC COMMENT.

There were no announcements nor public comment during this portion of the meeting.

RECESS, RECONVENE

The Commission recessed at 12:10 p.m. and reconvened at 2:00 p.m.

ITEM-8 JOINT CITY COUNCIL/PLANNING COMMISSION AND CITIZENS ADVISORY COMMITTEE ON GROWTH AND DEVELOPMENT WORKSHOP -- STATUS REPORT ON GROWTH MANAGEMENT PROGRAM.

ATTENDANCE DURING ITEM 8

Mayor Maureen O'Connor  
Councilmember Abbe Wolfsheimer  
Councilmember Ron Roberts  
Councilmember Gloria McColl  
Councilmember Wes Pratt  
Councilmember Ed Struiksma  
Councilmember Bruce Henderson  
Councilmember Judy McCarty  
Councilmember Bob Filner  
Planning Commissioner Paula Oquita  
Planning Commission Yvonne Larsen  
Planning Commissioner Karl ZoBell  
Planning Commissioner Al Kercheval  
Planning Commissioner Chris Calkins  
Planning Commissioner Lynn Benn  
Planning Director Robert Spaulding  
Assistant Planning Director Michael Stepner  
Lee Okeson, Planning Department  
Mary Lee Balko, Planning Department  
Richard Miura, Planning Department  
Ann Hix, Planning Department  
Janet Fairbanks, Planning Department  
Ron Smith, Planning Department  
Janis Gardner, Deputy City Attorney  
John Lockwood, City Manager  
John Fowler, Assistant City Manager  
Jack Fishkin, Assistant City Clerk  
Members of the Citizens Advisory Committee on Growth  
and Development

MAYOR O'CONNOR called the joint meeting of the City Council, Planning Commission and Citizens Advisory Committee on Growth and Development to order at 2:10 p.m.

COUNCILMAN RON ROBERTS, Chair of the Citizens Advisory Committee on Growth and Development, introduced the report and spoke on the efforts of their committee.

Planning Department staff gave a status report on the Growth Management Element.

ADJOURNMENT

The Council, Planning Commission and Citizens Advisory Committee on Growth and Development adjourned at 5:10 p.m.