

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 16, 1989
AT 9:00 A.M. A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR
AND 8TH FLOOR CONFERENCE ROOM

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.
The Planning Commission adjourned at 5:40 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
Fred Conrad, Chief Deputy City Attorney-present
Tom Salgado, Acting Deputy Director, Development
Planning-present
Tom Murphy, Acting Principal Planner, Development
Planning-present
Jim McLaughlin, Engineering and Development-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF FEBRUARY 9, 16 and 23, 1989

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (KERCHEVAL not present) to approve the minutes of February 9, 1989.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN not voting and KERCHEVAL not present) to approve the minutes of February 16, 1989.

ITEMS-1A, 1B

AND 1C AMENDMENTS TO THE PROGRESS GUIDE AND GENERAL PLAN, NORTH CITY WEST COMMUNITY PLAN, DEVELOPMENT UNIT 7 PRECISE PLAN AND NORTH CITY WEST PLANNED DISTRICT ORDINANCE; TENTATIVE PARCEL MAP NO. 88-0970; AND PLANNED DISTRICT DEVELOPMENT PERMIT NO. 88-0970. REDESIGNATE TWO CANYON AREAS FROM SINGLE-FAMILY RESIDENTIAL USE TO OPEN SPACE; REDESIGNATE A SEVEN ACRE SPECIAL USE AREA TO ENHANCED OPEN SPACE; DEVELOPMENT OF THE ENHANCED OPEN SPACE AS A PUBLIC PARK; AND RELATED ZONE CHANGES.
OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

SCOTT BERNET abstained from discussion and vote on this item.

NICK OSLER presented Planning Department Report No. 89-140.

STEVEN DOYLE, Pardee Construction Company, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (BERNET abstaining with KERCHEVAL not present) to certify the mitigated negative declaration and approve the map and permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at 9:30 a.m.

ITEMS-2
AND 3

CARMEL DEL MAR HOTEL NORTH CITY WEST DEVELOPMENT PLAN NO. 88-0941 AND TENTATIVE SUBDIVISION MAP NO. 88-0941, FOR PARCELS 2 AND 3, MAP NO. 12871 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM; LOCATED ON THE EAST SIDE OF EL CAMINO REAL BETWEEN CARMEL VALLEY ROAD (SR 56) AND VALLEY CENTRE DRIVE, CARMEL DEL MAR NEIGHBORHOOD NUMBER SIX PRECISE PLAN. OWNER: CARMEL VALLEY PARTNERS.

SCOTT BERNET abstained from discussion and vote on this matter.

TED SHAW presented Planning Department Report No. 89-128.

MITCH RITCHEL, Baldwin Company, indicated his support for the project and stated he was available for Commission questions.

JERRY MAILHOT, North City West resident, indicated his concern regarding the adequacy of parking spaces allocated for the project. He stated the number of parking spaces should be as close to the established guidelines as possible.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BERNET abstaining with KERCHEVAL not present) to certify the mitigated negative declaration and approve the map and permit as recommended by staff.

ITEM-4

BARRIO YOUTH CENTER PARKING LOT CONDITIONAL USE/COASTAL DEVELOPMENT PERMIT NO. 88-0650. LOCATED AT 2196 NEWTON AVENUE, AT THE NORTHWEST CORNER OF NEWTON AVENUE AND SAMPSON STREET IN THE BARRIO LOGAN PLANNED DISTRICT, SUBDISTRICT "A" ZONE IN THE BARRIO LOGAN COMMUNITY. EQD NO. 88-0031BG & 87-0006BG. OWNER/APPLICANT: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION.

HOWARD GREENSTEIN presented Planning Department Report No. 89-129.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL not present) to approve the conditional use permit as recommended by staff.

ITEM-5 CONDITIONAL USE PERMIT NO. 88-1224; A REQUEST TO AMEND CONDITIONAL USE PERMIT NO. 83-0193.1 TO RENOVATE AN EXISTING WAREHOUSE BUILDING FOR USE AS A 23,580-SQUARE-FOOT EMERGENCY SHELTER FOR HOMELESS MEN. LOCATED AT 1501 IMPERIAL AVENUE BETWEEN 15TH AND 16th STREETS OF CENTRE CITY. OWNER/APPLICANT: ROMAN CATHOLIC BISHOP.

TRACY ELLIOTT-YAWN presented Planning Department Report No. 89-130.

FATHER JOE CARROLL, spoke in support of the project and indicated he was available for Commission questions.

CHARLES MATUZAS stated he had a business directly across from the center. He stated he was not totally opposed to the project, but cited the problems with littering and loitering. He indicated the center should be responsible for monitoring these problems.

BILL RICHARDSON indicated his support for the permit.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to certify the Negative Declaration and approve the permit as recommended by staff.

ITEM-6 LANDSCAPE TECHNICAL MANUAL

TOM STORY presented Planning Department Report No. 89-135.

RON PEKAREK indicated his support for the proposed manual.

KAY STEWART, representing the California Native Plant Society, stated in general they supported the manual but were concerned about the Brush Management section.

KAREN SCARBOROUGH, representing Citizens Coordinate for Century Three, indicated their concern regarding the Brush Management Program element included in the manual.

JAKE JACOBS indicated his support for the Landscape Technical Manual.

CHARLES VAN RICKLEY, representing Newland California, stated he was opposed to the Brush Management section and felt that there should be more flexibility in its provision regarding the setback requirements adjacent to parks.

CHUCK CORUM, representing Pardee Construction Company, stated their major objection was with the Brush Management Program and felt that there should be a comparison with how the program relates to REPOZ and intrusion into the 25 percent slope areas.

PHIL WALLING, Nasland Engineering, stated they were opposed to the 50-foot setback behind homes backing up into these canyon areas.

LINDA MICHAEL, representing the Sierra Club, indicated that steps should be taken to ensure the protection of the native plant species and spoke in opposition to elements in the Brush Management program having to do with clearing and grubbing.

IRENE FERGUSON spoke in opposition to the Brush Management Program.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, stated they were concerned about the Brush Management Program and felt there should be greater setback requirements in these areas.

BILL RICHARDSON spoke in opposition to the Brush Management Program.

JOHN SEYMOUR, representing the Construction Industry Federation, spoke in opposition to the 50 foot setback requirement contained in the Brush Management Program. He stated there were a number of ways to provide fire protection and felt there should be more flexibility built into the ordinance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-1 (LARSEN voting in the negative with KERCHEVAL not present) to adopt the Landscape Technical Manual with the exception of Section 6.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 6-0 (KERCHEVAL not present) to continue discussion of Section 6 of the Landscape Technical Manual to April 13, 1989 at 10:00 a.m. It was explained that testimony would be limited at the April 13 hearing.

ITEM-7 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, MIRA MESA.

It was indicated that this item would be rescheduled to the Commission's meeting of April 20, 1989.

ITEM-8 PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, PENASQUITOS EAST.

JIM FAWCETT presented Planning Department Report No. 89-147.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 6-0 (KERCHEVAL not present) to approve the FBA and Financing Plan for the Penasquitos Community.

RECESS, RECONVENE

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

ITEM-9 CLAIREMONT MESA COMMUNITY PLAN UPDATE -- (MARCH, 1989 ADDENDUM NOVEMBER 1988 DRAFT) REZONINGS AND AMENDMENT TO WEST CLAIREMONT HEIGHT LIMITATION OVERLAY ZONE. THE CLAIREMONT MESA COMMUNITY PLAN WAS ADOPTED IN 1970. THIS PROJECT UPDATES THE PLAN AND PROPOSES VARIOUS PLAN IMPLEMENTATION MEASURES INCLUDING REZONINGS AND ORDINANCE AND GUIDELINE AMENDMENTS.

EVA STRESEMANN presented Planning Department Report No. 89-127.

LAWRENCE PATTON, representing Coastal Trailer Villas, indicated the owners of the property would prefer mixed-use development but at a minimum would support 30 dwelling units per acre on their property.

LAWRENCE DOHERTY, representing Appel Development Corporation, recommended a commercial mixed-use development for their site on Morena Boulevard.

MERLIN OSTERHAUS stated he was opposed to more commercial offices on Clairemont Drive. He favored retention of the Tecolote Canyon in the Clairemont Mesa Community Plan area. He further recommended that Santa Fe be extended further north. He stated that bike routes were needed for north-south routes, but he did not feel east-west routes were necessary.

MARGUERITE FERRANTE, resident of Coastal Trailor Villas, indicated that 22 units per acre should be designated for the property.

KEITH RHODES, representing the trailer park at Tecolote and Knoxville, indicated his support for the plan.

MARGIE FIEDLER recommended that the Overlook Heights area remain in the Linda Vista Community Plan area.

JANET KAYE indicated her support for retention of the Overlook Heights area in Linda Vista Plan area.

JOHN LEHR, representing the Tecolote Canyon Citizens Advisory Committee, indicated his opposition to the inclusion of Tecolote Canyon Park in either the Linda Vista or Clairemont Mesa Community Plan areas.

JOAN DOWD, representing the Linda Vista Community Planning Committee, stated that the Overlook Heights area should remain in their planning area.

MICHAEL BARTELL, representing Clairemont Rental Properties, indicated his opposition to downzoning the Pocahontas Avenue area north of Lakehurst.

CHARLES GRAY spoke in opposition to the plan and cited page 30 regarding the Hillside Development.

MATT PETERSON, representing the Price Company, spoke in opposition to the CPIOZ being applied to the property.

TATSUMI MERCER spoke in opposition to the recommended single-family designation for the Pocahontas Street area north of Lakehurst.

MATT PETERSON spoke in opposition to the downzoning on his Pocahontus Street property.

HENRY BRODNICK spoke against the proposed rezoning of the property on Pocahontas Street.

ELOISE BATTLE, representing the Tecolote Canyon Citizens Advisory Committee, spoke in opposition to the Canyon being included in the Clairemont or Linda Vista Community Plan areas.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to initiate the rezonings as recommended by the Department.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to recommend a permanent 30-foot height limit for the West Clairemont Area as recommended by staff.

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (KERCHEVAL not present) to continue the Clairemont Mesa Plan hearings to April 27, 1989 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 3:30 and reconvened at 3:35 p.m.

ITEM-10 HOUSING ELEMENT ANNUAL REVIEW, FY88

MYLES POMEROY presenting Planning Department Report No. 89-144.

MEL SHAPIRO spoke in support of the Housing Element. He recommended modification on Page 59 of the report and felt the word "unit" was misleading.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (KERCHEVAL not present) to approve the Housing Element Annual Review.

ITEM-11 LIVING UNIT ORDINANCE

JUDY LENTHALL presented Planning Department Report No. 89-139.

EARLENE SCHOOLER spoke in support of the ordinance.

JOHN SEYMOUR, representing the Construction Industry Federation, indicated their support for the proposed ordinance.

FRANK LANDVERVILLE, representing the Regional Task Force on the Homeless, spoke in support of Living Unit Ordinance.

PRISCILLA McCOY, representing the Ocean Beach Planning Board, spoke in support of the amendments and changes made in the last draft.

GIL ONTAI, representing the Living Unit Ordinance Subcommittee, indicated his support for the ordinance as it was currently drafted.

HANS JOVISHOFF, representing Housing Coalition, spoke in favor of the ordinance. He stated there was an urgent need for housing of low-income persons.

JUDITH RIFFLE, representing the Centre City Development Corporation, indicated support for the ordinance including the last changes. She indicated her concern with projects in the pipeline, and she further questioned the need for income restrictions.

JOAN DOWD, subcommittee of CPC, indicated that the committee had not reviewed the latest draft, however, it appeared that all the concerns were addressed in the most recent proposed ordinance.

SARA HUNT, representing San Diegans for Affordable Housing, spoke in support of the ordinance.

REYNALDO PISANO spoke in opposition to the Ordinance, indicating it should only be placed in Motel-Hotel zoned property.

ANNA MAJOR, representing the Southeast San Diego Development Committee, indicated they would only support the ordinance if these projects were developed only in Motel-Hotel zoned property, and would not support any being developed in the southeast community.

DAVID SWARENS questioned allowing these units within Trolley lines and was concerned about the quality of the housing.

CAROL LANDSMEN, representing CPC, indicated they had a special meeting to discuss this proposal on March 2, 1989 and were not in support of the proposed ordinance as currently written.

OPAL TRUEBLOOD, representing the Torrey Pines Community Planning Group, stated that if it were to be a pilot program it should be monitored quite closely.

DANA BLASI, representing the Gaslamp Hotel-Motel, stated he was not opposed to the Living Unit Ordinance, but was concerned that as presently written, none would be built. He recommended the units not be restricted to 150 square feet and not to put a cap on income and rents for living unit.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with KERCHEVAL not present) to adopt the staff recommendation to approve the ordinance subject to an amendment which would provide a sunset clause unless the program was renewed after one year.

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with KERCHEVAL not present) to eliminate the requirement that living units be 150 square feet or less.

ITEM-12 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak during this time.

ADJOURNMENT

The Commission adjourned at 5:05 p.m.