

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MARCH 23, 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 9:00 a.m.  
The Planning Commission adjourned at 4:30 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-present  
Commissioner Chris Calkins-not present  
Michael J. Stepner, City Architect-present  
Janis Sammartino, Deputy City Attorney-present  
Mary Lee Balko, Acting Deputy Director,  
Community Planning-present  
Tom Salgado, Acting Deputy Director, Development  
Planning-present  
Joe Flynn, Deputy Director, Regulatory Division-present  
Jim McLaughlin, Engineering and Development-present  
Bob Didion, Acting Principal Planner, Development  
Planning-present  
Recorder Rosado Wiseman-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF MARCH 2, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the minutes of March 2, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 88-1268. PROJECT NAME: SALVAREZZA WAREHOUSE. THE PROJECT INVOLVES A COASTAL DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A 16,800-SQUARE-FOOT MASONRY WAREHOUSE WITH OFFICES, LANDSCAPING AND 16 OFF-STREET PARKING SPACES. THE 21,000-SQUARE-FOOT SITE IS LOCATED AT 2870-2884 MAIN STREET IN THE BARRIO LOGAN PLANNED DISTRICT.

COMMISSION ACTION

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

ITEM-3 REVIEW OF COUNTY LEASE SITE FOR GENERAL PLAN CONFORMANCE. LOCATED SOUTH OF WEST BROADWAY, WEST OF UNION STREET, EAST OF STATE STREET, (339 WEST BROADWAY). OWNER/APPLICANT: COUNTY OF SAN DIEGO, DEPARTMENT OF REAL PROPERTY.

BOB DIDION presented Planning Department Report No. 89-151.

COMMISSION ACTION

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

ITEM-4 REVIEW OF TWO CITY SITES FOR GENERAL PLAN CONSISTENCY. LOCATED EAST OF INTERSTATE 15, WEST OF POMERADO ROAD, NORTH HIGHLAND VALLEY ROAD; NORTH INTERSTATE 8, EAST COLLEGE AVENUE, SOUTH GLENMONT STREET. APPLICANT: CITY OF SAN DIEGO PROPERTY DEPARTMENT.

BOB DIDION presented Planning Department Report No. 89-152.

COMMISSION ACTION

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

ITEM-5 EXEMPTION FROM CITY COUNCIL POLICY 600-35 CONSOLIDATION PROCESS FOR OTAY CORPORATE CENTER'S PROPOSED AMENDMENT TO THE OTAY MESA COMMUNITY PLAN. THE PROPOSED OTAY CORPORATE CENTER COMMUNITY PLAN AMENDMENT WAS INITIATED BY CITY COUNCIL RESOLUTION NO. R-272833, DATED FEBRUARY 7, 1989 (ATTACHMENT 1). THE 189-ACRE SITE IS LOCATED IMMEDIATELY WEST OF BROWN FIELD, IN THE CENTRAL PART OF THE COMMUNITY PLAN AREA, BOUNDED ON THE WEST BY DENNERY CANYON, ON THE EAST BY HERITAGE ROAD, AND ON THE SOUTH BY OTAY MESA AS SHOWN ON ATTACHMENT 2 (LOCATIONAL MAP). APPLICANT: PARDEE CONSTRUCTION COMPANY.

SCOTT BERNET stated he would abstain from voting on this item.

GAIL GOLDBERG presented Planning Department Report No. 89-149.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS not present and BERNET abstaining) to initiate the plan amendment as recommended by staff.

ITEM-6 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. THIS ORDINANCE WAS CONSIDERED BY THE PLANNING COMMISSION ON FEBRUARY 9, 1989. HOWEVER, DUE TO A FLAW IN THE PUBLIC NOTICE, THE HEARING WAS DETERMINED TO BE INVALID. APPLICANT: CITY OF SAN DIEGO.

MIKE STANG presented Planning Department Report No. 89-156.

ARMIDA MARTIN DEL CANYON spoke in opposition to the ordinance because she did not understand it and believed that the majority of people in the community did not understand it.

ANDREA SKOREPA urged approval because she believed it had the support of the majority of the residents in the community.

KEITH WEBB, representing Wallace Trust, spoke in favor of adoption of the ordinance.

DEL ZACHAY opposed the ordinance because it would prohibit him from developing property he had purchased.

DON LINDBERG, attorney for MR. ZACHAY, spoke in opposition to the ordinance and requested it be amended to allow for full utilization of the property.

HERBERT SEVEL asked for assurances that he would not be subject to discretionary review by the Planning Department.

FRITZ NEUMANN spoke regarding the proposed ordinance.

GLORIA VALDEZ, whose father owns the San Ysidro Hotel, expressed a lack of understanding of the ordinance and concern that the community had not been better informed and given more information. Because of her lack of information, she said it was not possible to know whether she favored or opposed the ordinance.

MAX SMITH complained that he had not received a notice about the hearing until he called and requested one. He said he did not know what was historical despite having lived in the community for 50 years. He requested additional information.

A lady, identifying herself as a real estate consultant, complained that insufficient information about the issue had been provided.

MIKE FREEDMAN, a member of the planning group explained the group's position and its efforts to hold public meetings to inform the community about the ordinance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-1 (CALKINS not present and LARSEN voting in opposition) to approve the interim ordinance as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 10:15 a.m. and reconvened at 10:30 a.m.

ITEM-7 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-8 RESIDENTIAL-CARE FACILITIES DEVELOPMENT GUIDELINES AND LOCATIONAL CRITERIA FOR CONDITIONAL USE PERMITS.

PAT GRABSKI presented Planning Department Report No. 89-103.

VERNA QUINN spoke in opposition to the CUP and noted that all of the residential care facilities were in violation of their permits but compliance was not enforced. She requested a list of all CUP's and their locations in the community promptly.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to approve conditional use permit development guidelines and locational criteria for residential-care facilities as

recommended by staff modifying spatial separation to one-quarter mile (1,320 feet) and require that existing and new facilities shall comply with all requirements of the Building Inspection and Fire Departments.

RECESS, RECONVENE

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

ITEM-9 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR THE CALBIOCHEM PROJECT. REQUEST TO ALLOW UP TO 20,000 SQUARE FEET PER ACRE OR 160 AVERAGE DAILY TRIPS PER ACRE (ADT/AC) FOR 15.08 ACRES WHERE THE UNIVERSITY COMMUNITY PLAN LIMITS DEVELOPMENT INTENSITY TO THE EXISTING 121,981 SQUARE FEET OF DEVELOPMENT (7,585 SQUARE FEET PER ACRE). THE LAND USE DESIGNATION OF THE CALBIOCHEM SITE IS SCIENTIFIC RESEARCH AND IT IS LOCATED IN SUBAREA 9 ON THE EAST SIDE OF NORTH TORREY PINES ROAD, SOUTH OF CALLAN ROAD AND NORTH OF SCIENCE PARK ROAD (ATTACHMENT 1). OWNER/APPLICANT: CALBIOCHEM CORPORATION.

SUE BALDWIN presented Planning Department Report No. 89-149.

JEFFREY TAXSON, representing CALBIOCHEM, spoke in support of the amendment. He indicated the President of CALBIOCHEM was in the audience and available for Commission questions.

COMMISSION ACTION

On motion by SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (CALKINS not present with BENN voting in opposition) to initiate the plan amendment.

ITEM-9A INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR THE AUTOPORT PROJECT. REQUEST TO ALLOW UP TO 350 AVERAGE DAILY TRIPS PER ACRE (ADT/AC) FOR 15.47 NET ACRES WHERE THE UNIVERSITY COMMUNITY PLAN DEVELOPMENT INTENSITY ELEMENT PERMITS A MAXIMUM OF 150ADT/AC. THE LAND USE DESIGNATION FOR THIS PROPERTY IS RESTRICTED INDUSTRIAL; THE PARCELS ARE LOCATED IN SUBAREA 97 WHICH PERMITS AUTOMOTIVE COMMERCIAL USES. THE PARCELS ARE BOUNDED BY MIRAMAR ROAD ON THE SOUTH; EASTGATE MALL ON THE WEST AND MIRAMAR MALL ON THE EAST; THEY ARE LOCATED ON THE SOUTH AND NORTH SIDES OF AUTOPORT MALL. OWNER/APPLICANT: EASTGATE MIRAMAR ASSOCIATES.

SUSAN BALDWIN presented Planning Department Report No. 89-146.

DAVID T. CLEARY, general partner of Autoport, requested approval to complete his project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (CALKINS not present and BENN and ZOBELL voting in opposition) to support initiation of University Plan Amendment - Autoport Project.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:40 p.m.

ITEM-10 CITY'S CLEAN WATER PROGRAM.

SUSAN HAMILTON and JOHN SOMERVILLE from the Water Utilities Department made a presentation on the City's Clean Water Program. They reviewed the proposed sitings of sewage treatment and water reclamation facilities.

ITEM-11 AMENDING SECTIONS 101.0501.A AND 101.0501.B OF THE MUNICIPAL CODE TO ALLOW FOR AN ALTERNATE APPOINTMENT TO THE BOARD OF ZONING APPEALS.

KEVIN MCGEE presented Planning Department Report No. 89-136.

Following staff presentation, the Commission held a general discussion on the issue and reviewed various possible alternatives.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 6-0 (CALKINS not present) to set this matter for public hearing.

ITEM-12 SINGLE-FAMILY RENTAL OVERLAY ZONE (SFROZ) -- WORKSHOP

JOE FLYNN presented Planning Department Report No. 89-084.

The Commission held a discussion of the current ordinance, its intent, effectiveness and possible modifications to the existing ordinance.

Several residents of the College area were present and made several suggestions as to steps that could be taken to mitigate the problem they are experiencing in their community with respect to quasi-dormitories being located in single-family neighborhoods.

It was concluded that another workshop would be conducted to further review and study this issue as well as the broader issue of multi-family living in single-family zoned neighborhoods.

ITEM-13 PLANNING REPORT FORMAT WORKSHOP

TOM SALGADO presented Planning Department memorandum dated March 17, 1989.

After Commission discussion on proposed modifications to the report format, and recommendations made by Commission members, it was determined that a revised report format would be initiated and reviewed for its effectiveness.

ITEM-14 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 meeting adjourned at 4:30 p.m.