

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 31, 1988
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman Oquita at 9:10 a.m.
The Planning Commission adjourned at 4:05 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MARCH 10, 1988

COMMISSION ACTION

On motion YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 6-0 (ZOBELL not present) to approve the minutes of March 10, 1988.

ITEM-2 DANA INN REDEVELOPMENT

BOB DIDION presented Planning Department Report No. 88-118.

No one appeared to speak on this item.

COMMISSION ACTION

On motion YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (ZOBELL not present) to approve the Dana Inn expansion as recommended by staff.

ITEM NOS.

3, 4, 5 REZONE, TENTATIVE MAP AND PLANNED COMMERCIAL DEVELOPMENT PERMIT NOS. 87-0764, THE SUMNER CENTER PROJECT WAS CONTINUED TO THE PLANNING COMMISSION MEETING OF MAY 5, 1988.

BOB DIDION indicated an extension of time was requested for the purpose of allowing the applicant and MTDB to negotiate purchase of the site.

COMMISSION ACTION

On motion RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 6-0 (ZOBELL not present) to continue these items to May 5, 1988, at 9:00 a.m.

RECESS, RECONVENE

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

ITEM-6 REVOCATION OF CONDITIONAL USE PERMIT 10-444-1; FRIENDS OF HANDICAPPED CHILDREN FACILITY. THE PROPERTY IS LOCATED ON THE EAST AND WEST SIDES OF SHASTA STREET BETWEEN FORTUNA AND ROOSEVELT AVENUES AND ON THE SOUTHEAST CORNER OF THE INTERSECTION OF ROOSEVELT AVENUE AND SHASTA STREET, AND IS DESCRIBED AS LOTS 30-48 OF BLOC 16, LOTS 1-24 OF BLOCK 17 AND LOTS 1-6 OF BLOCK 27, FORTUNA PARK ADDITION, MAP NO. 894; PACIFIC BEACH COMMUNITY PLANNING AREA. OWNER OF RECORD: U.S. DEPARTMENT OF EDUCATION/FRIENDS OF HANDICAPPED CHILDREN (SEE OWNERSHIP DISCLOSURE, ATTACHMENT 7) APPLICANT: FRIENDS OF HANDICAPPED CHILDREN. REVOCATION REQUEST: CITY OF SAN DIEGO.

JULIAN BANALES presented Planning Department Report No. 88-120.

ROBERT DAILY, representing Friends of Handicapped Children, spoke in support of the facility. He further requested that no yearly review be required because he felt anticipated funding to enlarge the facility might be jeopardized.

DONNA SHAW spoke in support of the facility.

PETER FERRENTELLI stated he was a board member of the Friends of Handicapped Children. He spoke in support of the facility.

CAROL FITZGIBBONS, Executive Director for Friends of Handicapped Children, stated currently 48 individuals attended the facility and 12 currently reside at the site.

RITA JOSEPHS indicated she lived on the southwest corner from the Care Village and supported their efforts. She stated they were fine neighbors.

PETER HEINZ spoke in support of the project. He stated there was enough review built into the permit process and requested that the required annual review not be placed on the permit.

CHARLES ANDERSON spoke in opposition to the facility operation. He indicated he was opposed to the swimming pool and public meeting place proposed for the facility.

HELEN ANDERSON spoke in opposition to the operation of the facility.

DANIEL HOFFMAN spoke in opposition to the operation.

RICHARD LAMB, representing the Pacific Beach Chamber of Commerce, spoke regarding the noise problems generated from the facility's operation. He felt the facility downgraded the area.

COMMISSION ACTION

On motion RALPH PESQUEIRA, seconded by LYNN BENN, the Commission voted 6-0 to continue the facility operation and require a one-year review.

RECESS, RECONVENE

The Commission recessed at 10:25 p.m. and reconvened at 10:30 a.m.

ITEM-7 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF ARCO/MISSION VILLAGE DRIVE CONDITIONAL USE PERMIT AMENDMENT NO. 87-0826. LOCATED AT THE SOUTHWEST CORNER OF MISSION VILLAGE DRIVE AND SHAWN AVENUE IN THE CN ZONE IN THE SERRA MESA COMMUNITY. EQD NO. 87-0826. LEGAL DESCRIPTION: LOT 1098, MISSION VILLAGE UNIT 11, MAP NO. 3977. OWNER/APPLICANT/APPELLANTS: ATLANTIC RICHFIELD COMPANY (ARCO).

PATRICK LOWE presented Planning Report No. 88-117.

R.N. MOORE, representing Atlantic Richfield, spoke in support of the convenience store and 24-hour operation.

KEN HARLLEY, operator of the facility, indicated they had been working on the project for over one year and indicated his support for the amendment.

MIKE SULLIVAN, area resident, spoke in opposition to the facility and expressed his concern that the crime rate would increase because of the facility's increased hours of operation.

MARY JOHNSON, represented Mission Village Homeowners Association, spoke in opposition to the amendment.

JULIE DAHLIN spoke in opposition to the amendment to the CUP including the proposed mini-market.

MALETHIE HILL, resident of the Village Apartments, stated that they did experience a noise problem with the facility and because 30 apartment units had bedroom windows directly across from the service station, she felt a 24-hour operation would disturb the residents.

COMMISSION ACTION

On motion LYNN BENN, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL and CALKINS not present) to deny the appeal and deny the permit as recommended by staff.

ITEM-8 CEQA PROCESS (WORKSHOP)

DAVE POTTER presented Planning Department Report No. 88-112.

COMMISSION ACTION

No Commission action was required of this item.

ITEM-9 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-10 FEE/DEPOSIT REVISION - DEPOSIT SCHEDULE - SUPPLEMENTAL REPORT.

CHUCK WOOLEVER presented Planning Department Report No. 88-113. He indicated the report was revised to include the proposed Fee Schedule outlined in their March 30, 1988 memorandum to the Commission.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the proposed Fee Deposit contained in Planning Department report and further in Addendum to the report dated March 30, 1988.

RECESS, RECONVENE

The Commission recessed at 11:50 a.m. and reconvened at 1:55 p.m.

ITEM-11 PRESENTATION ON CIVIC CENTER PROJECT. CIVIC CENTER SITE SELECTION PROCESS, PLANNING COMMISSION INTERVIEW WITH THE ROMA DESIGN GROUP

LARRY MONSERRATE, Planning Department, introduced John Dunchack, Manager staff, along with representatives of the Roma Design Group.

The Roma representatives reviewed the scope of the project they were to evaluate and asked for comment from the Commission.

RECESS, RECONVENE

The Commission recessed at 2:40 p.m. and reconvened at 2:45 p.m.

ITEM-11A REZONING NO. 88-0225: PACIFIC BEACH REZONINGS. CITY-INITIATED REZONINGS OF VARIOUS PROPERTIES IN THE PACIFIC BEACH COMMUNITY PLANNING AREA TO COMPLY WITH THE IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM AND TO COINCIDE WITH THE LAND USE DESIGNATIONS IN THE PACIFIC BEACH COMMUNITY PLAN. LOCAL COASTAL PROGRAM (L.C.P.) IMPLEMENTING ORDINANCES AND RELATED MATTERS. COUNCIL HEARINGS OF JANUARY 13, 1987 (PLANNING REPORT NO. 88-638), AND JULY 14, 1986 (PLANNING REPORT NO. 86-361), AND SUPPLEMENTAL MEMORANDUM DATED JULY 10, 1986; PLANNING COMMISSION HEARING OF MAY 16, 1986 (PLANNING REPORT NO. 86-283), PLANNING COMMISSION WORKSHOP OF MARCH 20, 1986 (PLANNING REPORT NO. 86-150). LOCATED IN AN AREA GENERALLY TO THE WEST OF INTERSTATE 5, AND TO THE NORTH OF MISSION BAY, AND TO THE WEST OF THE PACIFIC OCEAN, AND TO THE SOUTH OF THE LA JOLLA COMMUNITY. OWNER: VARIOUS OWNERSHIPS (SEE ATTACHMENT 4). APPLICANT: CITY OF SAN DIEGO.

JULIAN BANALES presented Planning Department Report No. 88-123.

VERNON TAYLOR, area resident, indicated his support for the rezonings. He spoke in opposition to the CC Zone being placed along certain portions of Garnet Avenue. He indicated he had considerable property in the C Zone which was proposed CV.

KEN KELLOGG indicated he was developing a restaurant site at Grand and Mission Boulevard and indicated that the CV Zone would be inconsistent with his design plans.

ROBERT C. RICE, representing Western Lumber, indicated their property was included in Area 26 recommended for CV zoning. He indicated they were currently in the M-1 Zone and felt the proposed CV zoning was inappropriate for the area.

RITA WATERS, representing Motels of America, spoke in opposition to the CV Zone on Mission Bay Drive.

KEITH RHODES, representing Gerald and Dorothy Rhodes, indicated they owned approximately two acres in the Subarea 26 proposed for CV Zoning. He indicated it did not appear this was an appropriate zone for the area.

JOHN BELICE indicated his property at 4600 Jewell was recommended to R-1500. He recommended retention of the CO Zone for the area.

LESTER FRYE, 4641 Ingraham, recommended retention of the CO zoning for the area.

ROBERT FERRIS, representing Gladys and Breffen Barrett, indicated his opposition to the rezoning on Pacific Beach Drive. He indicated he had preparing plans for development of their property.

MICHAEL POLZIN, representing Bay Marine, indicated his opposition to the proposed CV Zone on Mission Bay Drive which is currently zoned M-1.

GREGORY YEE indicated he would opposed to any zone change that would increase density in Pacific Beach.

COMMISSION ACTION

On motion LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL, CALKINS and PESQUEIRA not present) to approve the proposed rezonings as recommended by staff. Commission further urged staff to continue discussions regarding the proposed rezoning for Subarea 26.

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

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

ADJOURNMENT

The Commission adjourned at 4:05 p.m.