

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MAY 26, 1988
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 9:10 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 Paula Oquita-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Assistant Planning Director Michael J. Stepner-present
Lee Okeson, Deputy Director, Development Planning-present
Mary Lee Balko, Acting Deputy Director,
Community Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Frank Belock, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MAY 5, 1988.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 6-0 (PESQUEIRA not present) to approve the minutes of May 5, 1988, amended to reflect a correction to the motion on page 5, relating to Item 8.

ITEM-2 CONSENT ITEMS 3 - 4A.

ITEM-3 STREET ACTION 88-510 -- THE VACATION OF EXCESS PORTIONS OF NORMAL STREET AND PARK BOULEVARD ADJACENT TO LOT 1, BLOCK 141, OF UNIVERSITY HEIGHTS.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the street vacation.

ITEM-4 STREET ACTION 88-506-000, RACHEL AVENUE N/O ALLEGHANY STREETS.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission 7-0 to approve the street vacation as recommended by staff.

ITEM-4A GENERAL PLAN CONSISTENCY WITH COUNTY SITE ACQUISITION LOCATED ON BLOCK BOUNDED BY KETTNER, BEECH, SANTA FE RAILROAD AND CEDAR; COUNTY REQUEST.

This item was withdrawn from the agenda.

ITEM-5 ITEMS REMOVED FROM THE CONSENT AGENDA.

None.

ITEM-6 MID-CITY COMMUNITY PLAN AMENDMENTS AND REZONINGS:
EUCLID AVENUE SITE. APPLICANT: CITY OF SAN DIEGO.

JEAN CAMERON presented Planning Department Report
No. 88-147.

RALPH PESQUEIRA indicated he was not present at the
Commission's previous hearing on the matter but had
listened to the tape recording of the meeting and was,
therefore, eligible to participate and vote on this
item.

ERIC COPE, area resident, indicated he represented many
of his neighbors who are opposed to construction in the
canyon. He stated they supported the Mid-City Plan to
designate this canyon as open space.

JACK WALSH spoke in opposition to the proposed open
space designation on property under his ownership. He
gave a history of the development of the proposed
project for the site and asked that the land be placed
in the HR review and that a PRD be required to develop
the property.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS,
the Commission voted 7-0 to continue this matter to
June 23, 1988 at 9:00 a.m. The purpose of the
continuance was to afford an opportunity for the
Commissioners to conduct a field trip to this site on
June 9, 1988.

ITEMS-7
& 8

ALVARADO CONVALESCENT AND REHABILITATION HOSPITAL
CONDITIONAL USE PERMIT NO. 87-1022 (AMENDMENT TO CUP
NO. 86-0309) AND RESOURCE PROTECTION OVERLAY PERMIT
NO. 87-1022. LOCATED AT 6599 ALVARADO ROAD BETWEEN
ALVARADO COURT AND RESERVOIR DRIVE IN THE CA ZONE IN THE
STATE UNIVERSITY COMMUNITY; EQD NO. 87-1022. LEGAL
DESCRIPTION: LOT 5 OF CITY OF SAN DIEGO MAP NO. 6072.
OWNER/APPLICANT: NME HOSPITALS, INC.

ALVARADO CONVALESCENT AND REHABILITATION HOSPITAL
CONDITIONAL USE PERMIT NO. 87-0101 (AMENDMENT TO CUP
NO. 86-0309) AND RESOURCE PROTECTION OVERLAY PERMIT
NO. 87-0101. LOCATED AT 6599 ALVARADO ROAD BETWEEN
ALVARADO COURT AND RESERVOIR DRIVE IN THE CA ZONE IN THE

STATE UNIVERSITY COMMUNITY; EQD NO. 87-0101. LEGAL DESCRIPTION: LOT 5 OF CITY OF SAN DIEGO MAP NO. 6072. OWNER/APPLICANT: NME HOSPITALS, INC.

KAREN LYNCH-ASHCRAFT presented Planning Department Report Nos. 88-197 and 88-198.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the conditional use permits, overlay zones and certify the negative declaration as recommended by staff.

ITEM-8A CONDITIONAL USE PERMIT AMENDMENT CUP-88-0252. TO ALLOW INSTALLATION OF THREE MODULAR BUILDINGS AND CONSTRUCTION OF TWO BUILDING ADDITIONS AT THE EXISTING SHARP CABRILLO HOSPITAL. A 13-ACRE, R1-5000, R-400 AND CO ZONED SITE LOCATED ON THE SOUTH SIDE OF KENYON STREET BETWEEN WING STREET AND FORDHAM STREET IN THE MIDWAY COMMUNITY PLAN, LOT 1, POINT LOMA MEDICAL TRACT, MAP NO 3634; LOTS 1-5, FORDHAM SQUARE, MAP NO. 4700; LOTS 8-11, 17 AND PORTION OF LOT 12, POINT LOMA PARK, MAP NO. 5017, LOT 38, COUNTRY CLUB TERRACE UNIT 2, MAP NO. 3936. OWNER: SAN DIEGO HOSPITAL ASSOCIATION. APPLICANT: SHARP CABRILLO HOSPITAL.

MARK CANO presented Planning Department Report No. 88-208.

RALPH PESQUEIRA stated he had listened to the tape recording of the previous meeting on this item and was eligible to participate and vote.

CYNTHIA CONGER recommended a condition be added to the permit to provide a pedestrian walkway through the project. She indicated this would legitimize a use practiced for the past 36 years.

RANDY JUMP spoke regarding the use of the pathway through the project. He stated the path did present a public safety issue.

GWEN MARIE-HILLEARY, representing Sharp Cabrillo Hospital, indicated the issue of the path had no relationship to the amendment of the conditional use

permit. She indicated that the proposed amendment did not affect the area of the path way.

CHARLES MCCRAY, representing Sharp Cabrillo Hospital, stated the pathway was dangerous.

KIT ASHLEY, project architect, stated the pathway was not a particularly safe one and urged the Commission to approve the conditional use permit.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission voted 7-0 to approve the conditional use permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:15 a.m. and reconvened at 10:20 a.m.

ITEM-9

CONDITIONAL USE PERMIT/EXTENSION OF TIME FOR COLLEGE AVENUE BAPTIST CHURCH SCHOOL; CUP NO. 88-0277 (EXTENSION OF TIME FOR CUP NO. 85-0130). LOCATED ON THE NORTH SIDE OF AROSA STREET, 100 FEET EAST OF COLLEGE AVENUE IN THE R-3000 ZONE IN THE STATE UNIVERSITY COMMUNITY. EQD NO. 84-0378. LEGAL DESCRIPTION: A PORTION OF LOT 5, LA MESA COLONY, MAP NO. 346. OWNER/APPLICANT: COLLEGE AVENUE BAPTIST CHURCH.

TOM WILLIAMS presented Planning Department Report No. 88-199.

RUSS RICHARD, Chairman of the College Area Baptist Church, spoke in support of the extension of time. He stated the traffic was not a problem because the users of the seminary would be arriving at non-peak hours of the day. He noted the traffic problem that existed was because of the number of transit buses using this narrow residential street.

DR. ENERSON spoke in support of the project. He indicated it was the only accredited seminary for a master of Divinity degree and he supported the building project because it is needed.

CANTOR REDFERN spoke in support of the extension of time.

TED KORNWEIBEL, professor at San Diego State, indicated the seminary represented a unique cultural resource and the library was in need of expansion.

NORMAN WORKMAN spoke in support of the project and the seminary.

LYLE BLACKINTON, College Area Baptist Church, endorsed the recommendation of staff for the conditional use permit extension of time. He stated none of the conditions had changed since it was originally approved two years ago.

LOWELL HENDRICKSON spoke in support of the project.

REVEREND THOMAS COOK stated he was a graduate of the Bethel Seminary and spoke in favor of the extension of time to allow construction of the building addition.

JIM TODD spoke in opposition to the extension of time. He was opposed because it represented an encroachment of a commercial use into the single-family area. He stated there were more students at San Diego State University which created more traffic as well as the number of buses that traveled down the street which was only 30 feet wide. He stated this project would represent an additional 235 vehicles per day on this street.

MARILYN BLANKENSHIP spoke in opposition to the extension of time because of the traffic and air pollution that this project would generate.

JACK THOMAS stated he was not opposed to the seminary but felt it should be built somewhere else.

MARJORIE CAMPBELL spoke in opposition to the conditional use permit. She stated at the May 11 meeting of the local planning group, they voted to request an update of the environmental impact report because the situation currently was different when the project was first approved. She stated in the event a new environmental impact report was not required, they would not be in favor of the extension of time.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 7-0 to approve the extension of time as recommended by staff.

ITEM-10 APPEAL OF THE PLANNING DIRECTOR'S CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 87-0968. FOR OPERATION OF A GASOLINE SERVICE STATION AND CONVENIENCE MARKET. LOCATED AT THE NORTHWEST CORNER OF CAMINO RUIZ AND REAGAN ROAD IN THE CA ZONE IN THE MIRA MESA COMMUNITY. EQD NO. 87-0968. LEGAL DESCRIPTION: PARCEL 16 OF MAP NO. 12698. OWNER/APPLICANT: CIRCLE K CORPORATION, A CALIFORNIA CORPORATION. APPELLANTS: CIRCLE K CORPORATION, A CALIFORNIA CORPORATION.

HOWARD GREENSTEIN presented Planning Department Report No. 88-0200.

JIM LANTRY, representing Circle "K" Corporation, spoke in support of the appeal. He stated under the current zoning, a 24-hour convenience store would be allowed, but because they were also requesting one gasoline pump island, the conditional use permit was a requirement. He noted they were 500 feet away from the school.

ANTONIA SAING, area resident, spoke in opposition to the 24-hour operation. She based her opposition on the traffic and pollution.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-1 (OQUITA voting in the negative) to certify the negative declaration and deny the appeal and sustain the decision of the Planning Director in denying a 24-hour operation of the facility.

ITEM-11 SOUTH SAN DIEGO FLOODING WORKSHOP.

The Commission trailed discussion of this item.

ITEM-11A NEIGHBORHOOD HOUSE ASSOCIATION - SENIOR CENTER, CONDITIONAL USE PERMIT NO. 88-0126. LOCATED ON THE EAST SIDE OF BOUNDARY STREET AT THE "T" STREET INTERSECTION.

LEGAL DESCRIPTION: A PORTION OF LOT 17, BLOCK NO. 58
CARRUTHER'S ADDITION, MAP NO. 1557.
OWNER/APPLICANT: NEIGHBORHOOD HOUSE ASSOCIATION.

TAMIRA CLARK presented Planning Department Report
No. 88-0126.

LOUELLA PRICE spoke in support of the proposed senior
citizen housing.

VERNA QUINN, Chairperson of the Southeast San Diego
Development Committee, spoke in support of the proposed
project.

COMMISSION ACTION

On motion of LYNN BENN, seconded by AL KERCHEVAL, the
Commission voted 6-0 (ZOBELL not voting) to approve the
conditional use permit as recommended by staff.

ITEM-11 SOUTH SAN DIEGO FLOODING WORKSHOP.

BOB CAIN, Engineering Department, reviewed the Planning
Department Report No. 88-202.

RUTH SCHNEIDER, representing the Otay Mesa Nestor
Planning Committee, distributed photos of the areas
subject to flooding in the Nestor Creek area. She
explained that Nestor Creek was good sized and had grown
over the years because of increased runoff. She urged
that corrective measures be taken to alleviate the
flooding problem.

LEE BERG stated he lived in an area that was subject to
flooding. He stated they built according to city code
but their buildings were subject to flooding and they
needed an appropriate drainage system to handle the
runoff.

SUE MARTIN commented on the flooding that recently
occurred in the area. She discussed the street system
that flooded during the rain storm and the traffic
problems that arose because of the flooding of the
streets.

BOB WAGNON urged that someone look at the channel and
develop an overall approach to correct the problem
rather than trying to solve the problem on a piecemeal
basis.

LEONARD FALLORINA stated he was involved in the flooding of 1983 and 1988 and urged corrective action be taken.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 7-0 to direct the Planning Department to require that all development proposals for the Nestor Creek area be required to analyze the potential of both upstream and downstream runoff to this area.

On motion of AL KERCHEVAL, seconded by YVONNE LARSEN, the Commission voted 7-0 to recommend to the City Council that they direct the Planning Director and City Engineer to make such recommendations to the Commission and Department as appropriate for the purpose of correcting the flooding conditions in the Nestor area. This study would include both CalTrans, and the Metropolitan Transit Development Board because their projects impact the area.

RECESS, RECONVENE

The Commission recessed at 12:45 and reconvened at 2:25 p.m.

ITEM-12 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-13 REVIEW OF PLANNING DEPARTMENT FY 1989 BUDGET

ROBERT SPAULDING reviewed the proposed Planning Department budget for Fiscal Year 1989.

CATHY GILES encouraged the in-house preparation of Environmental Impact Reports. She also stated that the Subdivision Board and review process accommodations were inadequate and felt Planning Reports should be issued for the Subdivision Board hearings.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 7-0 to approve the proposed Planning Department budget for FY 89.

ITEM-14 FISCAL YEAR 1989 CAPITAL IMPROVEMENTS PROGRAM.

BOB BROCATO presented Planning Department Report No. 88-206.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (PESQUEIRA not voting) to recommend approval as outlined in page 3 of the staff report.

ITEM-15 PLANNING COMMISSION TRAINING - DEVELOPMENT PROCESS

Item 15 was withdrawn from the agenda.

ITEM-16 TEPNER-SAGE - 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 17 AND 18 OF GATEWAY CENTER EAST INDUSTRIAL PARK ON GATEWAY CENTER WAY, UNIT NO. 1, MAP NO. 11512 (PLANNED INDUSTRIAL DEVELOPMENT NO. 86-0175). OWNER/APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: TEPNER-SAGE.

AL KERCHEVAL abstained from discussion and vote on this item.

TIM PAWLAK presented Planning Department Report No. 88-167.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (KERCHEVAL abstaining and LARSEN AND CALKINS not voting) to approve the development plan as recommended by staff.

RECESS, RECONVENE

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

ITEM-17 STATUS REPORT ON STREET DESIGN ISSUES.

NICK OSLER presented Planning Department Report No. 88-207.

TOM STORY described CalTrans landscape standards.

DON SAMMIS, representing the Sammis Company, spoke in support on the proposed alignment for El Camino Real.

BRUCE WARREN, representing Newland California, spoke in support of the proposed alignment for El Camino Real.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (LARSEN and PESQUEIRA not present) to conduct a noticed workshop with respect to the street design issues on Carmel Valley Road.

On motion of AL KERCHEVAL, seconded by CHRIS CALKINS, the Commission voted 5-0 (LARSEN AND PESQUEIRA not present) to approve Recommendations I and II contained in the staff report deleting the issue of whether CalTrans planning design standards were applicable to North Torrey Pines Road. It was indicated the issue of North Torrey Pines Road would be brought back before the Planning Commission as quickly as possible.

ITEM-18 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITH THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

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

ADJOURNMENT

The meeting adjourned at 4:35 p.m.