

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
MAY 4, 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 9:10 a.m.  
The Planning Commission adjourned at 2:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-not present  
Commissioner Scott H. Bernet-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jim McLaughlin, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Mary Lee Balko, Deputy Director,  
Community Planning-present  
Jerry Hittleman, Acting Principal Planner,  
Development Division-present  
Recorder Janet MacFarlane-present

MISCELLANEOUS

ANN HIX introduced several recently appointed planners assigned to the Environmental Quality Division.

ITEM-1 APPROVAL OF MINUTES OF APRIL 13, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (REYNOLDS not voting with CALKINS not present) to approve the minutes of April 13, 1989.

ITEM-2 STREET ACTION SA-89-506 -- THE VACATION OF "C" STREET BETWEEN KETTNER BOULEVARD AND INDIA STREET.

COMMISSION ACTION

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

ITEM-2A COASTAL DEVELOPMENT PERMIT NO. 89-0129. PROJECT NAME: GRAND AVENUE CONDOMINIUMS. THE PROJECT PROPOSES THE DEMOLITION OF THREE SINGLE-FAMILY STRUCTURES AND CONSTRUCTION OF ELEVEN TWO-BEDROOM CONDOMINIUMS WITH ATTACHED GARAGES (SEE ATTACHMENT 1, FIGURE 1, SITE PLAN). THE RESIDENTIAL UNITS RANGE IN AREA FROM 1358 SQUARE FEET TO 1414 SQUARE FEET. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF GRAND AVENUE BETWEEN LAMONT STREET AND KENDALL STREET IN PACIFIC BEACH (SEE ATTACHMENT 2, LOCATION MAP). LOCATION: 1835-53 GRAND AVENUE. APPLICANT: JAMES LESTER.

COMMISSION ACTION

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

ITEM-3 SIXTH AND CEDAR REZONE NO. 88-0433; A REQUEST TO REZONE FIVE LOTS TOTALING 0.55 ACRES FROM R-400 TO CBD (CENTRAL BUSINESS DISTRICT). LOCATED ON THE WEST SIDE OF SEVENTH AVENUE BETWEEN CEDAR AND DATE STREETS IN THE CENTRE CITY, (CORTEZ SUBAREA) COMMUNITY. OWNER/APPLICANT: SIXTH AND CEDAR LTD.

MATT PETERSON, attorney representing the applicant, asked that the Commission take this item off the agenda as his client was not ready to proceed at this time.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to remove this item from the Commission agenda.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR APPROVAL OF THE MOSHTAGHI DEVELOPMENT HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0854. LOCATED ON RACETRACK VIEW ROAD, SOUTH AND EAST OF JIMMY DURANTE WAY, WEST OF INTERSTATE 5, AND NORTH OF MANGO WAY IN THE R1-40000 ZONE IN THE TORREY PINES COMMUNITY. EQD NO. 88-0854. OWNER/APPLICANT: CAMERON MOSHTAGHI/MOSHTAGHI DEVELOPMENT. APPELLANT: OPAL TRUEBLOOD.

GLENN GARGAS presented Planning Department Report No. 89-245.

OPAL TRUEBLOOD, appellant, requested a continuance on this item. She stated her request to the Planning Director to conduct another Planning Director hearing had not been responded to; the report had an incorrect statement concerning approval and disapproval by the local planning group; and she had just received the planning report on this item that morning and had not had an opportunity to review it.

SANDRA BROWER, attorney representing the applicant, stated her client did not wish an additional continuance.

OPAL TRUEBLOOD indicated that the minutes from the Torrey Pines Community Planning Group did not indicate that the group was in support of the project. She further felt that the development did not guarantee the stability of the slope, particularly considering the massive size of the homes proposed. She stated that the form and scale of the project should fit to the land she felt this particular project would be obtrusive in the area.

LINDA MICHAEL, representing the Sierra Club, stated that a full environmental impact report should have been done on the project and she was concerned about any development that would be close to the lagoon.

VICTORIA BRADSHAW spoke in opposition to the project and felt there should not be development between the regional park and Crest Canyon.

SANDRA BROWER, attorney representing the applicant, gave a history of the project and spoke in support of its development.

SARAH DUBIN-VAUGHN stated her opposition to the project because of its location near Crest Canyon and the Plans for the San Dieguito River Park.

A gentleman representing the applicant stated they very carefully considered the points raised by the opposition. He explained the grading was being required by the Coastal Commission because of their desire for stability on the hillside. He explained that the applicant was required to spend approximately \$100,000 to stabilize the slope and, therefore, a project of this proportion was necessary.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 2-4 (BENN, BERNET, REYNOLDS and the Chair voting in the negative with CALKINS not present) to deny the appeal and approve the project according the staff recommendation. This motion failed for lack of four affirmative votes.

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-2 (LARSEN AND PESQUEIRA voting the negative with CALKINS not present) to approve the appeal and deny the permit because Findings one, two and three could not be met.

RECESS, RECONVENE

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

ITEM-5 MERCY HOSPITAL MRI FACILITY EXPANSION CONDITIONAL USE PERMIT NO. 88-1062. LOCATED ON A PORTION OF THE MERCY HOSPITAL SITE, EAST OF THE MAIN HOSPITAL BUILDING BETWEEN FIFTH AND SIXTH AVENUES AND WASHINGTON AND LEWIS STREETS IN THE R-400 (PORTION HR) AND C ZONES IN THE UPTOWN COMMUNITY. EQD NO. 88-1062. APPLICANT: MERCY MAGNETIC IMAGING CENTER, A LIMITED PARTNERSHIP. OWNER: MERCY HOSPITAL AND MEDICAL CENTER, A CALIFORNIA CORPORATION.

BOB DIDION presented Planning Department Report No. 89-246.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and approve the conditional use permit according to staff recommendation.

ITEM-6 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO APPROVE SOUTHEAST SAN DIEGO DEVELOPMENT/CONDITIONAL USE PERMIT NO. 88-0917. LOCATED AT 624 25TH STREET IN THE CSF-2-R-3000 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 88-0917. OWNER/APPLICANT: T AND J WOMEN'S HOME SOCIETY INCORPORATED. APPELLANT: SOUTHEAST SAN DIEGO DEVELOPMENT COMMITTEE.

TAMIRA CLARK presented Planning Department Report No. 89-219.

VERNA QUINN, representing the Southeast San Diego Development Committee, spoke in opposition to the project. She based her opposition on the over concentration of this type of facility in the Southeast Community.

BARBARA DAVIS, representing the applicant, spoke in support of the project.

JOHN BONNER, property owner, spoke in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and deny the appeal and approve the conditional use permit as recommended by the Department.

ITEM-7 LA JOLLA CORONA REZONE (NO. 88-1148) AND LCP AMENDMENT; REQUEST TO IMPOSE THE HILLSIDE REVIEW OVERLAY ZONE. LOCATED SOUTH AND EAST OF LA JOLLA RANCHO DRIVE, WEST OF LA JOLLA MESA DRIVE, AND NORTH OF AVENIDA AMANTEA IN THE R1-10000 AND COASTAL ZONES IN THE LA JOLLA COMMUNITY. OWNER/APPLICANT: CITY OF SAN DIEGO.

PAUL McNEIL presented Planning Department Report No. 89-248.

ANN SLOAN, area resident, spoke in support of the overlay zone.

ROSALYN LEVENSTEIN spoke in support of the overlay zone.

FREDERICK TODD, area resident, spoke in opposition to the proposed Overlay Zone, indicated he felt it was not needed to protect the hillside. He further based his opposition on the extra cost that would be involved to the property owners to process minor modifications to their homes.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to approve the overlay zone and amend the Local Coastal Program as recommended by staff.

ITEM-8 APPEAL FROM THE SUBDIVISION BOARD'S APPROVAL OF TENTATIVE PARCEL MAP NO. 88-1198 (SAN YSIDRO PARKING LOT). THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF CAMINO CAMIONES WAY, BETWEEN INTERSTATE 5 AND VIRGINIA AVENUE (ATTACHMENT 1), AND IS DESCRIBED AS A PORTION OF BLOCKS, 21, 22, 23 AND 24 OF TIA JUANA CITY, MAPS 282 AND 562. THE SITE IS WITHIN THE SAN YSIDRO COMMUNITY PLAN AREA IN THE A1-1 ZONE. THIS MAP PROPOSES TO SUBDIVIDE A 11.75-ACRE SITE INTO FOUR PARCELS FOR THE DEVELOPMENT OF A COMMERCIAL PARKING LOT (ATTACHMENT 2). OWNER/APPLICANT: SEJOR DEVELOPMENT CORPORATION AND SYG VENTURES. APPELLANT: WALLACE T. ZAGAR TRUST DBA BORDER STATION PARKING.

JUDY BRASWELL presented Planning Department Report No. 88-249.

SANDRA BROWER, attorney representing the appellant, spoke in opposition to the map. She indicated that the property was zoned as an institutional use and the proposed project was a commercial venture. She further questioned the physical suitability of the site and the runoff that would result from paving the area and its nonconformance with the proposed community plan for the area which would require landscaping buffer along the border.

WILLIAM MOSER, Nasland Engineering, spoke in opposition to the project. He stated this was a sensitive site and it did not provide an appropriate landscape buffer.

The applicant explained that the project had approval of the Zoning Administrator in regard to the conditional use permit and it was the map that was before the Commission.

#### COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to certify the negative declaration and deny the appeal and approve the map according the staff recommendation, and modify the report to state that the site was suitable for a commercial development consistent with the community plan.

ITEM-9 STREET ACTION SA 88-531 --- STREET NAME CHANGE PROPOSAL:  
FRAZEE ROAD TO SUNROAD BOULEVARD.

JIM McLAUGHLIN presented Engineering and Development Department Memorandum dated April 25, 1989.

ROBERT CAPLAN, representing Sunroad Enterprises, spoke in favor of the recommended street name change.

DONALD JOHNSON, representing the San Diego Community College District, spoke in opposition to the name change. He noted that within the past two years they had previously changed the name of the street. He explained there was inconvenience as well as cost associated with the street name change, such as changing letterheads, business cards and so forth.

ROSA ADONE spoke in opposition to the street name change.

BARBARA CUBRO, representing A-1 Self Storage, spoke in opposition to the street name change. She cited as her reason for opposition, her clients familiarity with the street name as well as the inconvenience of changing stationary and other materials.

#### COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to recommend denial of the street name change.

#### RECESS, RECONVENE

The Commission recessed at 12:00 noon and reconvened at 1:30 p.m.

ITEM-10 MID-CITY AND NORTH PARK REDEVELOPMENT SURVEY AREAS.

JEAN CAMERON presented Planning Department Report No. 89-238.

No one appeared to speak on this item.



COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (CALKINS not present) to approve the redevelopment survey area as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 1:35 p.m. and reconvened at 2:00 p.m.

ITEM-11 CLASSIFICATION OF PROTECTED SINGLE FAMILY NEIGHBORHOODS.

BILL LEVIN presented Planning Department Report No. 89-214.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve and recommend adoption of the maps identified and classifying protected single-family neighborhoods as recommended by staff and further to recommend that areas zoned "OPEN SPACE" not be subject to the designation.

ITEM-12 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 Commission adjourned at 2:30 p.m.