

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 22, 1989
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:20 a.m. The Planning Commission adjourned at 3:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Yvonne Larsen-not present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Michael Stepner, City Architect-present
Hal Valderhaug, Deputy City Attorney-present
George Arimes, Deputy Director, Development
Planning-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Salgado, Principal Planner, Community
Planning-present
Recorder Janet MacFarlane-present

City Architect MICHAEL STEPNER introduced DR. CHRISTOPHER KURUNERIE, General Manager, Urban Development Corporation, Harare, Republic of Zimbabwe.

ITEM-1 APPROVAL OF MINUTES OF JUNE 1, 1989.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (REYNOLDS not voting, with ZOBELL and LARSEN not present) to approve the minutes of June 1, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0334 PROJECT NAME: BLAKELY RESIDENCE. COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 3,546-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED, 807-SQUARE-FOOT GARAGE. THE 7,000-SQUARE-FOOT LOT IS LOCATED ON AN UNNAMED ALLEY NORTH OF PINAR PLACE BETWEEN PINE NEEDLES DRIVE AND NOB AVENUE. APPLICANT: ROBERT BLAKELY.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the consent agenda item.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0438 PROJECT NAME: CASA LA PALMA. DEMOLITION OF A SINGLE-FAMILY DWELLING UNIT AND THE CONSTRUCTION OF A 3,796-SQUARE-FOOT, THREE (3) DWELLING UNIT BUILDING. THE PROPOSED 3,796-SQUARE-FOOT BUILDING, TWO (2) STORIES ABOVE A BASEMENT GARAGE, IS CONSISTENT WITH THE R-1500 ZONE REQUIREMENTS, THE PACIFIC BEACH COMMUNITY PLAN, GENERAL PLAN AND THE LOCAL COASTAL PROGRAM. LOCATION: 1376 LA PALMA. APPLICANT: MARGAYE, INC.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to approve the consent agenda item.

ITEM-4 COASTAL DEVELOPMENT PERMIT NO. 89-0436 PROJECT
NAME: HIGHLAND COURT. COASTAL DEVELOPMENT PERMIT FOR
THE PLACEMENT AND REMOVAL OF FILL DIRT AND THE
CONSTRUCTION OF A 3,428-SQUARE-FOOT SINGLE-FAMILY
RESIDENCE WITH A BUILT-IN, 596-SQUARE-FOOT GARAGE. THE
12,490-SQUARE-FOOT PROJECT SITE IS LOCATED ON HIGHLAND
COURT IN THE NORTHERN LIMIT OF THE CITY OF SAN DIEGO.
APPLICANT: KIRK HOUSTON.

SHEILA DIMARZO spoke in opposition to the item stating
that grading had been previously done on the site. She
was concerned about potential drainage problems.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the
Commission voted 5-0 (ZOBELL and LARSEN not present) to
approve the consent agenda item, noting that the
construction at the site would be monitored to assure
compliance with approved plans.

ITEM-15 SATELLITE ANTENNA ORDINANCE UPDATE AND LOCAL COASTAL
PROGRAM AMENDMENT.

KEVIN McGEE requested that this item be continued to
July 6, 1989.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by SCOTT BERNET,
the Commission voted 5-0 (ZOBELL and LARSEN not present)
to continue the proposed amendment to the Satellite
Antenna Ordinance to July 6, 1989, at 9:00 a.m.

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEMS-6 PROPOSED PROGRESS GUIDE AND GENERAL PLAN AMENDMENT,
THRU 10 TIERRASANTA COMMUNITY PLAN AMENDMENT, REZONE AND APPEAL
OF THE TIERRASANTA GATEWAY PLAZA, PLANNED COMMERCIAL
DEVELOPMENT/CONDITIONAL USE PERMIT NO. 88-1036 AND
TENTATIVE MAP NO. 88-1036. THIS PROJECT WOULD DEVELOP
APPROXIMATELY 7.33 ACRES OF VACANT PROPERTY AND
REDEVELOP 2.82 ACRES OF LAND OCCUPIED BY THE TIERRASANTA
BAPTIST CHURCH, LOCATED AT THE SOUTHWEST CORNER OF THE
STATE ROUTE 52 AND SANTO ROAD INTERSECTION OF THE
TIERRASANTA. AN ACCOMPANYING PLANNED COMMERCIAL
DEVELOPMENT/CONDITIONAL USE PERMIT AND TENTATIVE MAP
PROPOSE THE DEVELOPMENT OF A MIXED USE COMMERCIAL
PROJECT WITH A CHURCH. PROPOSED PLAN AMENDMENTS WOULD
DESIGNATE THE 7.33-ACRE PORTION FOR SPECIALIZED
COMMERCIAL USE AND REDESIGNATE THE CHURCH-OCCUPIED
PROPERTY FROM NEIGHBORHOOD COMMERCIAL TO SPECIALIZED
COMMERCIAL. A PORTION OF LOT 9 OF PARCEL MAP NO. 8547,
AND LOT 150 OF VILLA BARBADOS NORTH UNIT 1, MAP
NO. 7236. OWNER: THE CHRISTIANA COMPANIES, INC., A
DELAWARE CORPORATION. APPLICANT: DUNFEE PROPERTIES A
CALIFORNIA CORPORATION, AND AUSTIN PROPERTIES, AN
INDIVIDUAL SOLE PROPRIETOR.

HOWARD GREENSTEIN presented Planning Department Report
No. 89-326.

BARBARA TILL stated she was opposed to the development
on the site; however, if approved she would be more
supportive of the development as modified by the
developer.

WILLIAM KNIGHT, area resident, stated his opposition to
the project. He questioned the public need for the
project and felt the environmental impact report was
incomplete. He stated there was a large gas main
running through the north of the property and was
concerned this was not adequately addressed in the
report.

SAL BUA, area resident, indicated he obtained the
signatures of 298 area residents opposed to the project.
He stated that the people that lived in Tierrasanta did
not need the shopping center.

JOHN CARTER, Tierrasanta Baptist Church, indicated their
support for the project.

NORMA McNEERY, Tierrasanta Community Council, indicated her support for the project.

BILL RESCHKE, Tierrasanta Community Council, spoke in support of the project.

JIM MADAFFER, Chairman of the Tierrasanta Community Council, stated this was a needed project for their community and they were in support.

GORDON DUNFEE, applicant, spoke in support of development of the project and further explained the project modifications proposed as a result of further review.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by EDWARD REYNOLDS, the Commission voted 4-1 (BENN voting in the negative with ZOBELL and LARSEN not present) to recommend approval of an amendment to the Tierrasanta Community Plan and General Plan, deny the appeal and approve the planned commercial development, conditional use permit, and tentative map and recommend the rezoning of this site and to certify the mitigated declaration as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 10:30 a.m. and reconvened at 10:40 a.m.

ITEM-11 CONDITIONAL USE PERMIT NO. 89-0336 (AMENDMENT TO CUP 82-0319). AN AMENDMENT FOR AN EXPANSION OF THE EXISTING CABLE TELEVISION TRANSMISSION TO PROVIDE 62 CHANNELS. A 1.0-ACRE, A1-10 ZONED SITE LOCATED ON THE SOUTHEASTERN SIDE OF BLACK MOUNTAIN BETWEEN INTERSTATE 15 AND BLACK MOUNTAIN BETWEEN INTERSTATE 15 AND BLACK MOUNTAIN ROAD. PORTION OF LOT 5, SECTION 5, TOWNSHIP 14 SOUTH, RANGE 5, WEST, SAN BERNARDINO MERIDIAN. PENASQUITOS EAST COMMUNITY PLAN.
OWNER/APPLICANT: SOUTHWESTERN CABLE TELEVISION.

MARK CANO presented Planning Department Report No. 89-327.

STEVE BIGGS, applicant, indicated he was available was Commission questions.

MR. BERMUDEZ, architect for the project, stated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS not voting, with ZOBELL and LARSEN not present) to certify the negative declaration and approve the conditional use permit as recommended by staff.

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

ITEM-13 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT No. 89-0238. LOCATED ON THE EAST SIDE OF GLENWOOD DRIVE NORTH OF UNION STREET, IN THE R-1-5000 ZONE, IN THE UPTOWN COMMUNITY. EQD NO. 88-1042. LOTS 11 AND 12 OF MAP 381 AND THAT PORTION OF THE NORTH 209 FEET OF WALNUT AVENUE, AND ADJOINING LOT 12 ON THE SOUTH, AS CLOSED BY RESOLUTION NO. 64243, APRIL 7, 1936. OWNER/APPLICANT: CHARLES AND JOANN MITCHAM. APPELLANTS: DONALD AND SHARON KEITH.

KIRK DAKAN presented Planning Department Report No. 89-329.

SHARON KEITH, appellant, spoke in opposition to the proposed residence. She stated she was concerned about proper access to the site.

CHARLES MITCHAM, applicant, spoke in support of the permit and indicated his opposition to the engineering requirement that he improve the street off-site.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (ZOBELL and LARSEN not present) to certify the negative declaration and deny the appeal and approve the project, including the required condition submitted by Engineering and Development Department, dated June 8, 1989, which required that prior to issuance of building permit the applicant has to construct the public improvements as shown on Attachment 20478-D.

ITEM-16 KEARNY MESA COMMUNITY PLAN UPDATE AND IMPLEMENTATION PROGRAM. THE PROPOSED KEARNY MESA COMMUNITY PLAN WOULD AMEND THE SERRA MESA COMMUNITY PLAN BY ESTABLISHING A SEPARATE NEW COMMUNITY PLANNING AREA. THE PLAN PROVIDES LAND USE GOALS AND POLICIES FOR THE PRIMARILY INDUSTRIAL COMMUNITY. THE IMPLEMENTATION OVERLAY ZONE (CPIOZ) TO ALL PROPERTIES IN THE AREA. APPLICANT: CITY OF SAN DIEGO.

CHRIS CALKINS indicated he would abstain from discussion on this item due to a possible conflict of interest.

MIKE WESTLAKE presented Planning Department Report No. 89-303.

GARY KAKU, Chairman of the Kearny Mesa Planning Group, gave a brief background of the history of the formation of the planning group and indicated the groups general support for the plan update.

MAC STROBL, representing Cubic Corporation, indicated his client was in general support, but was concerned about the recommended M-1A and M1-B zoning at the junction of I-163 and Route 52.

THOMAS BEHR, representing Solar Turbine, indicated their general support for the plan update.

SCOTT HARVEY stated that the New Car Dealers were in favor of the proposed zoning for the Kearny Mesa area of M-1A to M-1B to retain automotive uses. He indicated that Balboa Business Center was opposed to the proposed rezoning and cited the need for commercial uses in the area.

PAUL ROBINSON, attorney representing R.E. Hazard, indicated his client was concerned about the flexibility with the floor area ratios contained in the plan amendment.

BEN MIAO, indicated his opposition to the proposed plan amendment. He stated that the M-1A zoning should be retained in the Convoy Court area and not changed to M-1B.

MARK SANDS, representing General Dynamics, stated they were opposed to the imposition of the CPIOZ Permit "B" on their property.

C.S. OVERSTREET, representing Serra Mesa Community Council, indicated their opposition to the boundary changes between the two planning areas.

LEWIS NEWELL stated he lived in the residential area south of Balboa and east of I-805. He indicated it was a nice residential area and he wished it to be maintained as such.

ERICK ALTONA stated he lived in the Serra Mesa community and he was opposed to the industrial areas impacting the surrounding residential area.

MICHEL ANDERSON, representing the De la Fuente property at Kearny Mesa Road and Vicker Street, stated they were opposed to the proposed rezoning from CA to M-B.

DIANA ALTONA, representing Royal Highlands Residents, stated they were opposed to their residential area be rezoned to an industrial use.

STANLEY COLTER, member of the Serra Mesa Community Council, spoke in opposition to the proposed boundary changes.

CHARLES HARRINGTON, representing Kelco, stated he was concerned about the classification being proposed for the property.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS abstaining, with ZOBELL and LARSEN not present) to continue this item to September 28, 1989 at 9:00 a.m. It was further noted a field trip would be conducted to the area prior to the hearing.

ITEM-14 AMENDMENT TO THE COASTAL DEVELOPMENT PERMIT ORDINANCE.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted (CALKINS, ZOBELL and LARSEN not present) to continue this item to July 6, 1989 at 1:30 p.m. at the request of the Planning Department.

RECESS, RECONVENE

The Commission recessed at 11:55 a.m. and reconvened at 1:30 p.m. in the Twelfth Floor Conference Room on the twelfth floor of the City Administration Building.

ITEM-17 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-18 SCHEMATIC DESIGN PLAN AND ISSUES DISCUSSION FOR MARINA LINEAR PARK.

PAT O'CONNOR, Centre City Development Corporation, gave a slide presentation of the proposed linear park.

MAX SCHMIDT, Centre City Development Corporation staff, spoke regarding the park's development.

No action was required of Planning Commission on this item.

ITEM-19 MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLAN. THE MIDWAY/PACIFIC HIGHWAY CORRIDOR COMMUNITY PLANNING AREA ENCOMPASSES APPROXIMATELY 800 ACRES OF LAND BOUNDED BY THE PENINSULA COMMUNITY ON THE WEST, INTERSTATE 8 ON THE NORTH, INTERSTATE 5 ON THE EAST, AND LAUREL STREET, THE PORT DISTRICT TIDELANDS, AND MILITARY PROPERTIES ON THE SOUTH. THE PROPOSED COMMUNITY BOUNDARY INCORPORATES THE PACIFIC HIGHWAY CORRIDOR, WHICH IS NOT NOW A PART OF ANY OTHER COMMUNITY PLAN.

JOE COMPTON presented Planning Department Report No. 89-331.

CHRIS BERG, Engineering and Development Department, reviewed the traffic circulation in the area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and LARSEN not present) to set this matter for public hearing and to include in its hearing consideration of an interim ordinance for the area.

ITEM-20 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 3:15 p.m.