

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JUNE 23, 1988
AT 9:00 A.M.
IN THE SILVER ROOM
CONVENTION & PERFORMING ARTS
CENTER

CHRONOLOGY OF THE MEETING:

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

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-absent
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Paula Oquita-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-absent
Lee Okeson, Deputy Director, Development Planning-present
Hal Valderhaug, Deputy City Attorney
Allison Thomas, Deputy City Attorney
Mary Lee Balko, Acting Deputy Director,
Community Planning-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 MINUTES

APPROVAL OF MINUTES OF MAY 26 and JUNE 2, 1988.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by ALBERT KERCHEVAL, the Commission voted 4-0 (ZOBELL and CALKINS not present with BENN not voting) to approve the minutes of May 26, 1988 and June 2, 1988.

ITEM-2 REZONING CASE RZ-87-0115, FROM A1-10 (HILLSIDE REVIEW OVERLAY) TO THE R1-5,000 (HRO) AND OPEN SPACE PARK ZONES OVER A 40.3-ACRE SITE. LOCATED AT THE SOUTHERLY TERMINUS OF LA TRUCHA STREET BETWEEN STARGAZE AVENUE AND ROTHERHAM WAY. PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN. PENASQUITOS EAST COMMUNITY PLANNING AREA. OWNER/APPLICANT: FREDERICK HAMPE, RAYMOND HAMPE, RICHARD B. WILLIAMS AND BESSIE M. WILLIAMS.

KENNETH UNRUH, representing the applicant, requested a continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (ZOBELL and CALKINS not present) to continue this rezone to September 15, 1988 at 9:00 a.m.

ITEM-3 MID-CITY COMMUNITY PLAN AMENDMENT AND REZONES: EUCLID AVENUE SITE (AREA E).

JEAN CAMERON reported on the memorandum to Planning Commission dated June 17, 1988.

VIRGIL HULSEY stated they were in favor of open space designation for the entire canyon area. He also stated he was concerned about traffic and safety for the development proposed in bottom of the canyon.

JACK WALSH spoke in opposition to the proposed rezoning of his property.

COMMISSION ACTION

On motion of PAUL OQUITA, seconded by LYNN BENN, the Commission voted 2-3 (KERCHEVAL, LARSEN, OQUITA and PESQUEIRA voting in the negative, with ZOBELL and CALKINS not present) to support staff recommendation to approve the R1-40,000 and Open Space zones. This motion failed for the lack of four affirmative votes.

On motion of YVONNE LARSEN, seconded by ALBERT KERCHEVAL, the Commission voted 3-2 (BENN and OQUITA voting in the negative with ZOBELL and CALKINS not present) to retain the existing zone designation on subject property. This motion failed for lack of four affirmative votes.

ITEM-4 HERMANOS LOPEZ REZONE NO. 87-1071. LOCATED NORTHERLY OF THE NORTHWEST CORNER OF BEYER BOULEVARD AND ALAQUINAS DRIVE IN THE R1-5000 ZONE IN THE SAN YSIDRO COMMUNITY. EQD NO. 87-1072. THE NORTH 102 FEET OF THE SOUTH 333 FEET OF THE WEST 180 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, T18S, R2W.
OWNER/APPLICANT: HERMANOS LOPEZ, INC.

KAREN LYNCH-ASHCRAFT presented Planning Department Report No. 88-225.

JOSE FRANCO, area resident, stated his concern regarding the widening of North Lane adjacent to his property.

MARIA CABRAL, area resident, asked if North Lane would be widened as a result of the rezone. She stated that they did not have some of the services such as gas, electricity and sewer and felt these services should be provided.

MARVELINO TREJO stated they did not have necessary services in the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the CARR zoning as recommended by staff.

ITEM-5 HOUSING ELEMENT ANNUAL REVIEW, 1986-1987.

STEVEN MIKELMAN, representing the Housing Commission, requested a continuance on this item in order to allow the Housing Commission an opportunity to review and make recommendations on the Housing Element.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-0 (ZOBELL and CALKINS not present) to continue the Housing Element for Housing Commission input.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:10 a.m.

ITEM-6 APPEAL OF THE GOLDEN HILL PLANNED DISTRICT PERMIT NO. 88-0392 TO ALLOW OFF-STREET PARKING IN THE REQUIRED INTERIOR SIDE YARD SETBACK WHERE IT IS NOT PERMITTED BY SECTION 103.0708.3A.9 OF THE GOLDEN HILL PLANNED DISTRICT ORDINANCE. LOCATED 2216 B STREET, SAN DIEGO, CA 92102. PORTION OF LOT NO. 6, BLOCK NO. 10, CULVERWELL AND TAGGARTS ADDITION, MAP NO. 249. OWNER/APPLICANT: ANDREW NATZKE. APPELLANTS: ERIK HANSON AND INGRID HELTON, 2208 B STREET, SAN DIEGO, CA 92102.

PAT GRABSKI presented Planning Department Report No. 88-214.

INGRID HELTON, area resident, spoke in opposition to the permit. She indicated her opposition was based on the close proximity of the proposed carport to her bedroom window.

ANDREW NATZKE, applicant, spoke in support of the permit.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by ALBERT KERCHEVAL, the Commission voted 4-1 (BENN voting in the negative with ZOBELL and CALKINS not present) to deny the appeal and approve the permit.

ITEM-7 NEW HORIZONS CONDITIONAL USE PERMIT NO. 88-0136, FEDERAL OFFENDERS PRE-RELEASE REHABILITATION PROGRAM FOR UP TO 35 INDIVIDUALS WITHIN AN EXISTING BUILDING. LOCATED AT THE SOUTHEAST CORNER OF TENTH AVENUE AND "G" STREET, SOUTH OF "G" STREET, EAST OF TENTH AVENUE, WEST OF ELEVENTH AVENUE, AND NORTH OF MARKET STREET. LOTS A AND B, BLOCK 82, HORTON'S ADDITION, IN THE CENTRE CITY COMMUNITY PLANNING AREA. APPLICANT: THE SALVATION ARMY.

VICE CHAIRMAN PESQUEIRA indicated only four commissioners would be able to participate and vote on this item and asked if the applicant wished a continuance.

ART STILLWELL, representing the Salvation Army, stated he did wish a continuance.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL and CALKINS not present) to continue this item to July 21, 1988 at 9:00 a.m.

ITEM-8 NORTH TORREY PINES ROAD STREET TREES.

TOM STORY presented Planning Department Report No. 88-235.

No Commission action was required on this item.

RECESS, RECONVENE

The Commission recessed at 10:50 a.m. and reconvened at 1:45 p.m.

ITEM-9 SOUTH SAN DIEGO BAY LOCAL COASTAL PROGRAM (LCP)
REZONINGS FOR WESTERN SALT PROPERTY.

PATRICK LOWE presented a memorandum dated June 16, 1988.

DOUG BOYD, Turini and Brink, representing the Western Salt Company, concurred with staff recommendation.

RUTH SCHNEIDER, representing the Otay Mesa Planning Committee, stated she was in favor of staff's recommendation.

She indicated she was in opposition to the rezoning of to the property south of Leon Avenue.

It was explained that property south of Leon Avenue was not under consideration by the Commission at this hearing.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (ZOBELL and CALKINS not present) to follow staff's recommendation and not initiate the rezoning of the Western Salt Company and Fenton Material Company properties at this time; defer certification of the LCP for this area by the City Council; and recommend that a comprehensive and specific land use plan be prepared by Western Salt Company and Fenton Materials Company for the South Bay area and the Otay River Valley area to be submitted for public review and consideration within one year.

RECESS, RECONVENE

The Commission recessed at 1:55 p.m. and reconvened at 2:00 p.m.

ITEM-10 OCEAN BEACH PRECISE PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN AMENDMENTS AND REZONINGS. LOCAL COASTAL PROGRAM (LCP) IMPLEMENTING ORDINANCES (PLANNING REPORT NO. 88-115). OWNER: VARIOUS. APPLICANT: CITY OF SAN DIEGO.

GEORGIA SPARKMAN presented Planning Department Report No. 88-194.

ED DAWSON, Orchard Avenue, spoke in opposition to the proposed rezoning on his property.

WILLIAM LEAF spoke in opposition to the rezoning from R-400 to R-1750 to the property known as Loma Alta, located north side of West Point Loma Boulevard in the Nimitz Boulevard area.

WILLIAM COLBURN spoke in opposition to the rezoning to the property on both sides of Niagara.

ELFRIEDA HENDRICKS, representing the Ocean Beach Planning Board, spoke in support of the proposed rezonings.

MARK DODGE, member of the Planning Group, spoke in support of the proposed rezonings.

BETHEL DELVAUX, area resident, spoke in support of retaining the single-family area on Orchard Avenue.

COMMISSION ACTION

On motion of LYNN BENN, seconded by ALBERT KERCHEVAL, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the rezoning as recommended by the Department.

ITEM-11 PENINSULA LOCAL COASTAL PROGRAM REZONING, SCOTT STREET. PROPOSED REZONING FROM C-1 TO CV FOR PROPERTIES LOCATED ALONG THE EAST SIDE OF SCOTT STREET BOUNDED BY SHELTER ISLAND DRIVE, ADDISON STREET, EMERSON STREET AND DICKENS STREET IN THE PENINSULA COMMUNITY PLAN AREA. LOCAL COASTAL PROGRAM (LCP) IMPLEMENTING ORDINANCES (PLANNING REPORT NO. 88-115). OWNER: VARIOUS. APPLICANT: CITY OF SAN DIEGO.

GEORGIA SPARKMAN presented Planning Department Report No. 88-195.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 4-1 (LARSEN voting in the negative with ZOBELL and CALKINS not present) to approve the Local Coastal Program rezonings for Peninsula as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 2:35 p.m. and reconvened at 3:00 p.m.

ITEM-12 REZONING CASE NO. 88-0420: PENASQUITOS FLOODPLAIN REZONING. CITY-INITIATED REZONING OF VARIOUS PROPERTIES WITHIN THE TORREY PINES, UNIVERSITY, MIRA MESA AND PENASQUITOS EAST COMMUNITY PLAN AREAS AND A PORTION OF THE CITY'S FUTURE URBANIZING AREA. THE PROPOSED REZONINGS ARE DESIGNED TO IMPLEMENT THE CITY OF SAN

DIEGO'S LOCAL COASTAL PROGRAM LAND USE PLAN AND TO BRING THE CITY'S ZONING INTO CONFORMANCE WITH THE ADOPTED COMMUNITY PLANS. LOCATED WITHIN LOS PENASQUITOS LAGOON, SORRENTO VALLEY, LOS PENASQUITOS CANYON AND LOPEZ CANYON. OWNER: VARIOUS OWNERSHIPS, AVAILABLE IN THE PLANNING DEPARTMENT FILE. APPLICANT: CITY OF SAN DIEGO.

MARY WRIGHT presented Planning Department Report No. 88-177.

STEVEN BROWN spoke in opposition to the FPF Zone being applied to property within the rezoning area. He requested they be exempt from the overlay or allow the proposed development on the property.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 5-0 (ZOBELL and CALKINS not present) to approve the Local Coastal Program rezonings for Penasquitos as recommended by the Department.

ITEM-13 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 3:15 p.m.