

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JUNE 29, 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 9:05 a.m. The Planning Commission adjourned at 4:10 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 Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins- not present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
George Arimes, Deputy Director, Development  
Planning-present  
Stacie Plante, Engineering and Development-present  
Mary Lee Balko, Deputy Director,  
Community Planning-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JUNE 8, 1989.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, LARSEN and ZOBELL not present) to approve the minutes of June 8, 1989.

ITEMS-2, 3  
AND 4 APPEAL TO THE PLANNING COMMISSION OF PLANNED RESIDENTIAL DEVELOPMENT PERMIT, REZONE AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-1043 BY THE APPLICANT, MR. FERDINAND T. FLETCHER.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to continue these items to July 27, 1989 at 9:00 a.m., at the request of the Planning Department and applicant.

ITEMS-5  
AND 6 APPEAL OF THE PLANNING DIRECTOR APPROVAL OF PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 88-1273

REBECCA MICHAEL, attorney representing the applicant, requested a continuance on these items.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to continue these items to July 20, 1989, at 9:00 a.m.

ITEM--7 ROYAL PALMS PAVILION, HANAIEI HOTEL CONDITIONAL USE PERMIT NO. 89-0256. LOCATED AT 2270 HOTEL CIRCLE NORTH IN THE CR (COMMERCIAL RECREATION) ZONE IN THE MISSION VALLEY COMMUNITY. EQD NO. 89-0256.  
OWNER/APPLICANT: ATLAS HOTELS INC.

No one appeared in opposition to this item.

COMMISSION ACTION

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

ITEMS--8  
AND 9

APPEAL OF THE SUBDIVISION BOARD'S DENIAL OF TENTATIVE PARCEL MAP NO. 89-0377. TWO-PARCEL PARCEL MAP OF A 0.35-ACRE SITE AS DESCRIBED AS LOT 46 OF PENASQUITOS PARKVIEW ESTATES UNIT NO. 5, OF MAP NO. 11657, LOCATED IMMEDIATELY WEST OF BLACK MOUNTAIN ROAD BETWEEN PARK VILLAGE ROAD AND CARMEL MOUNTAIN ROAD WITHIN THE PENASQUITOS EAST COMMUNITY PLANNING AREA (R1-5000 ZONE). OWNER/APPLICANT: WESTANA BUILDERS.

APPEAL OF THE SUBDIVISION BOARD'S DENIAL OF TENTATIVE PARCEL MAP NO. 89-0378. TWO-PARCEL PARCEL MAP OF A 0.42-ACRE SITE AS DESCRIBED AS LOT 160 OF PENASQUITOS PARKVIEW ESTATES UNIT NO. 5, OF MAP NO. 11657, LOCATED IMMEDIATELY WEST OF BLACK MOUNTAIN ROAD BETWEEN PARK VILLAGE ROAD AND CARMEL MOUNTAIN ROAD WITHIN THE PENASQUITOS EAST COMMUNITY PLANNING AREA (R1-5000). OWNER/APPLICANT: WESTANA BUILDERS.

BILL CARBONEL presented Planning Department Report Nos. 89-336 and 89-337.

CHARLES GILL, attorney representing Westana Builders, spoke in support of the appeal and approval of the maps. He reviewed the background associated with the map that lead up to the requested additional lots.

BILL FONTANA, Westana Builders, spoke in support of the appeal and the maps.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to approve the appeal and approve the map adopting appropriate findings noting that approval of

these maps would not set a precedent because this was an existing subdivision.

ITEM--10 APPEAL OF THE VISTA DEL MAR AVENUE IN THE R1-5000 ZONE IN THE LA JOLLA COMMUNITY. EQD NO. 89-0096. OWNER/APPLICANT: LEE D. CLARK. APPELLANTS: PIERCE M. AND ETHEL M. KAVANAGH.

MARY WRIGHT presented Planning Department Report No. 89-341.

No one appeared to speak against the project.

HERMAN HESTER, representing the applicant, indicated his support for the permit.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to deny the appeal and approve the permit and certify the negative declaration as recommended by the Department.

ITEM--11 NEUROCARE, CONDITIONAL USE PERMIT NO. 88-1279. THE FACILITY IS LOCATED AT 4565-71 AND 4577 PARK BOULEVARD IN THE GREATER NORTH PARK COMMUNITY PLANNING AND MID-CITY PLANNED DISTRICT ORDINANCE AREAS. THE PROPERTY IS ZONED CL-4. AN ASSOCIATED PARKING LOT IS LOCATED AT THE FIRST SOUTHERN BAPTIST CHURCH SITE WHICH IS LOCATED AT 4353 PARK BOULEVARD. THE PARKING SITE IS ZONED CN-1. EQD NO. 88-1279. OWNER: PARK GARDEN COTTAGES, A GENERAL PARTNERSHIP. MS. BENITA BERKSON PARTNER/MANAGER WHOSE ADDRESS IS 2496 "E" STREET, SAN DIEGO, CA 92102. APPLICANT: NEUROCARE, INC. 1001 GALAXY WAY SUITE 400 CONCORD, CA 94520.

The applicant requested a continuance in order that all Planning Commissioners would be present to consider this matter.

KEITH CLEMMENS stated he had ten people present that wished to speak in opposition to the project and would concur with the requested continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to continue this item to July 20, 1989 at 9:00 a.m.

RECESS, RECONVENE.

The Commission recessed at 9:45 a.m. and reconvened at 9:55 a.m.

ITEM-12 BALBOA PARK MASTER PLAN

MARK WARDLAW presented Planning Department Report No. 89-350.

DAVE TWOMEY, Park and Recreation Department, further reviewed the master plan with the Commission.

RICARDO MARTINEZ, area resident, indicated his opposition to public parking in close proximity to his home because of the type of people that often loiter around parking lots.

DICK BUNDY, Chairman of the Central Balboa Park Association, spoke in support of the master plan. He said they were opposed to an LRT on Park Boulevard. He further reviewed the elements of the plan.

BRENNAN THOMPSON, representing World Beat Productions, requested that the water tower scheduled for demolition be retained and that an African American Cultural Center be allowed to lease the site.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to continue this item to July 6, 1989 at 1:30 p.m. in order to afford the Commission additional opportunity to review material not submitted.

RECESS, RECONVENE

The Commission recessed at 11:15 a.m. and reconvened at 2:00 p.m.

ITEM-13 SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE - PROPOSED REVISIONS. REVISIONS TO THE ADOPTED SOUTHEAST SAN DIEGO PLANNED DISTRICT ORDINANCE ARE PROPOSED TO INCORPORATE THE SHERMAN HEIGHTS HISTORIC DISTRICT ORDINANCE, TO FURTHER IMPLEMENT THE RECOMMENDATIONS OF THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AND TO CORRECT MAPPING ERRORS. APPLICANT: CITY OF SAN DIEGO.

TAMIRA CLARK presented Planning Department Report No. 89-315.

VERNA QUINN, representing the Southeast San Diego Development Committee, spoke in support of the plan revisions, but further recommended that discretionary review be required for single-family development.

MARIA RIVEROLL, representing the Environmental Health Coalition, spoke in support of the plan revisions. She indicated their support particularly for the revision that required identification of a hazardous material user in the early stages of the permit process.

JERRY GROOMES, representing Southeast Development Corporation, indicated his support for the amendment to the planned district ordinance.

LORETTA MAYER, representing GS Development, spoke in opposition to the plan amendment.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, ZOBELL and LARSEN not present) to approve the revisions to the Southeast San Diego Planned District Ordinance and further to include a one year review of the amendments.

RECESS, RECONVENE

The Commission recessed at 2:45 p.m. and reconvened in the Twelfth Floor Conference Room at 2:50 p.m.

ITEM-14 CENTRE CITY SAN DIEGO PRELIMINARY COMMUNITY PLAN, AND INTERIM DEVELOPMENT AND DESIGN ORDINANCE.

ERNIE HAHN, Chairman of the Centre City Planning Committee, introduced and reviewed the draft plan for the Centre City area.

LARRY MONSERRATE reviewed the timeline and elements contained in the plan.

PAUL DEROSCHERS, Centre City Development Corporation spoke in support of the plan and indicated what areas would be excluded from the redevelopment process.

MARK WARLDAW made a slide presentation of the area.

COMMISSION ACTION

No action was required of the Commission.

ITEM-15 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 4:10 p.m.