

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JULY 13, 1989  
AT 8:30 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 8:35 a.m. The Planning Commission adjourned at 1:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
George Arimes, Assistant Planning Director-present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Frank Belock, Engineering and Development-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM--1 APPROVAL OF MINUTES OF JUNE 22, 1989.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 5-0 (LARSEN not voting with ZOBELL not present) to approve the minutes of June 22, 1989, noting that Commissioner ED REYNOLDS was present at the meeting of June 22, 1989.

ITEMS--1A CONDITIONAL USE PERMIT NO. 88-1297 (AMENDMENT TO CUP  
1B AND NO. 88-0253). AN AMENDMENT TO EXPAND THE EXISTING SHARP  
1C MEMORIAL HOSPITAL FACILITY WITH 340,000 SQUARE FEET OF  
USES (CENTRAL PLANT, REHABILITATION CENTER ADDITION,  
WOMEN'S CENTER, AND A CLINICAL OFFICE BUILDING) AT THE  
EXISTING SHARP MEMORIAL HOSPITAL - SERRA MESA CAMPUS. A  
21-ACRE, R1-5000 ZONED PROPERTY, LOCATED ON THE SOUTH  
SIDE OF FROST STREET (7901 FROST STREET) BETWEEN HEALTH  
CENTER DRIVE AND BIRMINGHAM DRIVE. PARCELS 1, 2, AND 3  
OF MAP NO. 5131. SERRA MESA COMMUNITY PLAN. OWNER:  
SHARP HEALTHCARE CORPORATION APPLICANT: SHARP MEMORIAL  
HOSPITAL. CONDITIONAL USE/HILLSIDE REVIEW/RESOURCE  
OVERLAY ZONE PERMIT NO. 87-1096 TENTATIVE MAP  
NO. 87-1096. A 27.7-ACRE, R1-5000 ZONE PROPERTY,  
LOCATED WITHIN THE 127-ACRE, KEARNY MESA  
HEALTH-INSTITUTIONAL COMPLEX BOUNDED BY SR-163 ON THE  
WEST, I-805 ON THE EAST, AND FROST STREET ON THE NORTH.  
DESCRIBED AS A PORTION OF BLOCK NO.1199, PUEBLO LANDS  
MISC. MAP NO. 36 IN THE SERRA MESA COMMUNITY.  
OWNER/APPLICANT: CHILDREN'S HOSPITAL AND HEALTH CENTER.

MARK CANO presented Planning Department Report  
No. 89-357.

PAUL McNEIL presented Planning Department Report  
No. 89-358.

STACIE PLANTE, Engineering and Development Department,  
spoke regarding expansion of the facility at Juvenile  
Hall.

WALT HUFFMAN, Engineering and Development Department,  
spoke regarding the detailed traffic studies prepared  
for the project.

PAUL PETERSON, attorney representing the applicant, spoke in support of the permits and map.

JOHN FOWLER detailed the system of traffic improvements associated with the permit.

BILL DARNELL, representing the hospital, spoke regarding the facilities and its operation.

MIKE SULLIVAN, Serra Mesa Community Planning Council, spoke regarding their concern about the traffic impacts associated with increased use of this facility.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 5--0 (BERNET AND ZOBELL not present) to certify the mitigated negative declaration, environmental impact report, conditional use permits and map as recommended by staff and to further express concern regarding the County's plan for increasing its facility in this location without benefit of review.

RECESS, RECONVENE

The Commission recessed at 9:20 a.m. and reconvened at 9:25 a.m.

CHAIRMAN ZOBELL assumed chair of the meeting.

ITEM--2

INITIATION OF MIRA MESA COMMUNITY PLAN AMENDMENT - WOODFIN SUITES PROJECT. REQUEST TO CHANGE THE LAND USE DESIGNATION OF 3.6 ACRES OF LAND IN WESTERN MIRA MESA FROM INDUSTRIAL PARK TO VISITOR COMMERCIAL. THE WOODFIN SUITES PROJECT SITE IS LOCATED NORTH OF MIRA MESA BOULEVARD, BETWEEN LUSK BOULEVARD AND PACIFIC HEIGHTS BOULEVARD. THIS SITE IS PART OF PACIFIC CORPORATE CENTER, A PLANNED INDUSTRIAL DEVELOPMENT. OWNER/APPLICANT: LINCOLN PROPERTY COMPANY.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to initiate the plan amendment as recommended by staff.

ITEM-3 CLASSIFICATION OF PROTECTED SINGLE-FAMILY NEIGHBORHOODS AND RELATED REZONES AND PLAN AMENDMENTS

BILL LEVIN presented Planning Department Report No. 89-351.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 9:45 a.m.

In response to an issue raised regarding proper noticing, FRED CONRAD indicated the notice was legally adequate and the proceedings could take place.

ANN JACKSON spoke in support of the Peninsula neighborhood map and recommended additional locations be included in the ordinance.

GORDON HOWARD, representing the Greater North Park Planning Group, urged support of the adoption of the map for the North Park area.

MRS. STACY CERNEY, resident of Worden Street, indicated she represented several neighbors who wished that the area would be rezoned from multi-family to single-family.

KIM KILKINNEY, representing the Construction Industry Federation, spoke in opposition to the maps indicating it was a distinct break from traditional zoning policies and felt that many spot zonings would be created as a result of this method of rezoning.

MEL SHAPIRO, referring to the North Park area, spoke in opposition to the downzoning because of its impact on affordable housing.

SIDNEY BAUGH spoke in opposition to the proposed maps for the Linda Vista area and referred to Coolidge Street map.

ROGER FULLER spoke in opposition to the proposed zoning on Coolidge Street.

JIM DAX spoke in opposition to the proposed mapping for the boundary in the Nile Street area.

DON LEICHTLING, resident of Ray Street in North Park, spoke in opposition to the downzoning of his property.

JEANNE JOHNSON, resident of Boundary Street, spoke in opposition to the rezoning proposed for her property.

JAMES STOUDEER indicated his opposition to the proposed downzoning near Park Boulevard.

RICHARD GREENE spoke in opposition to the proposed zoning for the Texas Street area.

CYNTHIA MEINHARDT spoke in opposition to the proposed zoning for the Monroe Street area in North Park.

MICHAEL REALE, resident of Georgia Street, spoke in opposition to the R1-5000 proposed zoning for his area from the existing MR-1000.

MR. BILL FISCHBECK, representing ROBERT CONBALL, spoke regarding the project they were developing for the Curtis Street property. He was opposed to the proposed zoning which would not allow his project to proceed.

TOM AHRENS, representing ROBERT CONBALL, spoke regarding the proposed project.

DAVE ODELL reported that at the July meeting of the La Jolla Planning Association, they recommended this matter be continued to afford the opportunity for the group to further review the proposal.

DR. BARBARA SCHUTZE, resident of Alabama Street, spoke in opposition to the proposed rezoning for her property in North Park.

#### COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-2 (LARSEN and PESQUEIRA voting in the negative with BERNET not present) to approve and recommend adoption of maps protecting single-family neighborhoods in the Linda Vista, Mira Mesa, Otay Mesa-Nestor and Tierrasanta communities and recommended the City Council release those portions of the communities from the provisions of the Single-family Protection Ordinance. Additionally recommending the portions of College area and Uptown be released from the Single-family Ordinance and to further approve and recommend adoption of rezonings for the Linda Vista and Otay Mesa-Nestor areas.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (BERNET not present) to recommend adoption of the maps identifying the protected single-family neighborhood in the Peninsula area and to release those portions from the provisions of the Single-family Protection Ordinance and to recommend adoption of the rezonings and Community Plan Amendments for the area.

On motion of LYNN BENN seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BERNET not present) to approve the adoption of the maps identifying protected single-family neighborhoods for the area of Linda Vista and to release those portions from the provisions of the Single-family Protection Ordinance and to further recommend adoption of the appropriate rezonings and plan amendment associated with the maps.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BERNET not present) to continue the proposed release from the Single-family Protection Ordinance for the area of Greater North Park to August 10, 1989 at 9:00 a.m.

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (BERNET not present) to approve and recommend adoption of the maps identifying protected single-family neighborhoods for the La Jolla area and to further release those portions from the provisions of the Single-family Protection Ordinance.

ITEM--4 PROPOSED CLAIREMONT MESA HEIGHT LIMITATION ZONE. THE PROPOSED CLAIREMONT MESA HEIGHT LIMITATION ZONE WOULD LIMIT THE HEIGHT OF BUILDINGS TO 30 FEET IN THE CLAIREMONT MESA COMMUNITY, EXCEPT FOR SOME INDUSTRIAL PROPERTIES IN THE ROSE CREEK/CANYON INDUSTRIAL AREA.

EVA STRESEMANN presented Planning Department Report No. 89-363.

JAMES SILLS, representing Councilman Henderson, spoke in support of the height limit for the entire Clairemont area excluding one portion on Marina Boulevard.

LINDA MASCOVITCH, resident on Mt. Castle, indicated she was not sure what the proposal being presented was, but she was in support of a 30-foot height limit.

MERLIN OSTERHAUS spoke in opposition to a blanket 30 foot height limit for the entire community.

ROBERT FRYE spoke in opposition to the 30-foot height limit because of radio clubs' antennae systems that are often much higher than 30 feet.

MARTIAL PARKER spoke against a height limit for antennae for Ham Radio Operators.

ARTHUR SMITH spoke in opposition to a height limit which would affect Ham Radio Operation.

COMMISSION ACTION

On motion of LYNN BENN, seconded by SCOTT BERNET, the Commission voted 7--0 to take no action to change any provision of Municipal Code regarding allowable heights of antennae. It was further requested that a workshop be scheduled in the future to review this issue on the City-wide basis.

LONDON ALBRIGHT, resident of Sierra Mesa, stated he had a 70-foot-high antennae for receiving Ham Radio Operation and he was opposed to a 30-foot height limit.

BARRON GRANDVIEW spoke in support of a 30-foot height limit.

JOSEPH ROSEVIEW stated he represented owners of a condominium complex on Clairemont Mesa Boulevard and was in support of a 30-foot height limit because of the increase traffic that would be generated from a more intense use.

DANIEL IGNAOCI spoke in support of a height limit for Morena Boulevard area and felt it should be lower than 30 feet so as to protect his view.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET the Commission voted 4-3 (CALKINS, BENN and PESQUEIRA voting in the negative) to follow staff's recommendation and adopt Alternative 1 and a method of height limit and to deny the other alternatives.

ITEM-5 UNIVERSITY COMMUNITY URBAN DESIGN ELEMENT AND OTHER MISCELLANEOUS COMMUNITY PLAN REVISIONS

ELLA PARIS presented Planning Department Report No. 89-339.

NICO CALAVITA, Chairman of the Urban Design Subcommittee of the University City Community Planning Group, recommended approval of the element and the LCP Amendment.

DAVID O'DELL, representing the La Jolla Town Council and Planning Association, spoke in opposition to the element stating there were conflicts between this community plan and the La Jolla Community Plan with respect to the Ardath I-5 interchange.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 7-0 to approve the University Community Plan Urban Design Element and amendment to the Local Coastal Program.

ITEM-6 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 1:15 p.m. and indicated the scheduled field trip would be cancelled and rescheduled to another date.