

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 21, 1988
AT 9:00 A.M.
IN THE COMMITTEE ROOM - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 8:40 a.m.
The Planning Commission adjourned at 5:45 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Albert Kercheval-present
Commissioner Paula Oquita-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Mary Lee Balko, Deputy Director, Community Planning-present
Fred Conrad, Chief Deputy City Attorney-present
Jim McLaughlin, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 PALM AVENUE REZONE INITIATION REQUEST. LOCATED ON THE SOUTH SIDE OF PALM AVENUE BETWEEN 19th STREET AND 14TH STREET IN THE C AND R1-5000 ZONES IN THE OTAY MESA-NESTOR COMMUNITY. OWNER/APPLICANT: CITY OF SAN DIEGO

The Commission trailed consideration of Item 1.

ITEM-1A APPEAL OF THE SIERRA V SOUTHEAST RESIDENTIAL DEVELOPMENT PERMIT, SED 87-1074. LOCATED AT 1445 SOUTH 45TH STREET IN THE MF-1500 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 87-1047. LEGAL DESCRIPTION: NORTHWEST QUARTER OF LOT 66 OF HORTON'S PURCHASE, MAP NO. 283. OWNER/APPLICANT: SIERRA V PARTNERSHIP. APPELLANT: CLEO E. KEARSE.

TAMIRA CLARK presented Planning Department Report No. 88-230.

CLEO KEARSE, appellant, spoke in opposition to the project. She based her opposition on her concern about increased traffic in the area, adequate sewer capacity and current drainage problems.

SARAH BUNCON spoke in opposition to the project. She stated she had owned duplexes in the area for many years and was aware of the problems in the area. She was concerned about stagnant water around 45th Street. She stated she was opposed to the project unless the developer provided additional sewage and drainage facilities.

MARJORIE ROBERTS stated her main concern and opposition was the traffic on the 4300 and 4400 block of Z Street. She said there was a speeding problem in the area.

BEATRICE WIGGINS spoke in opposition to the project. She expressed concern about the number of units proposed, the access the residents of the project would have, along with the associated increase in traffic.

JOHN KERSE stated his opposition to the project identifying his concern being that of traffic.

WILLIAM HEARN spoke in opposition to the project stating that access to the property was difficult.

JAMES MILCH, attorney representing the applicant, spoke in support of the project. He stated the streets, sewer and drainage were adequate to serve the site and the project would provide needed housing in the area.

VERNA QUINN, representing the Southeast San Diego Development Committee, stated that traffic was a legitimate concern for the area residents although not related directly to the project.

MICHAEL ROACH, representing Sierra V Partnership, indicated they had worked with the community planning group and the Planning Department staff for the past 13 months in developing this project. He spoke in support of the proposal.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 3-2 (ZOBELL and BENN voting in the negative, OQUITA abstaining because she was not present to hear the entire item, with PESQUEIRA not present) to certify the Mitigated Negative Declaration and deny the appeal and approve the project. This motion failed for the lack of four affirmative votes. The project was deemed approved based on previous Planning Director approval.

ITEM-1 PALM AVENUE REZONE INITIATION REQUEST. LOCATED ON THE SOUTH SIDE OF PALM AVENUE BETWEEN 19th STREET AND 14TH STREET IN THE C AND R1-5000 ZONES IN THE OTAY MESA-NESTOR COMMUNITY. OWNER/APPLICANT: CITY OF SAN DIEGO

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (PESQUEIRA not present) to approve the rezone initiation as recommended by the Department.

ITEM-1B SAN DIEGO CORPORATE CENTER LOT 4-NORTH CITY WEST DEVELOPMENT PLAN NO. 88-0283, LOT 4, EMPLOYMENT CENTER DEVELOPMENT UNIT NO. 2A, MAP NO. 10394, LOCATED ON THE WEST SIDE OF HIGH BLUFF DRIVE BETWEEN DEL MAR HEIGHTS ROAD AND EL CAMINO REAL, NEIGHBORHOOD NUMBER TWO PRECISE PLAN IN THE EC ZONE. OWNER/APPLICANT: EMPLOYMENT CENTER LOT 4, LTD.

KARL ZOBELL abstained from discussion and vote on this item. PAULA OQUITA assumed Chair of the meeting.

TED SHAW presented Planning Department Report No. 88-228.

MR. KIDWELL, architect, spoke in support of the project.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 5-0 (PESQUEIRA not present with ZOBELL abstaining) to certify the Negative Declaration and approve the permit as recommended by staff.

ITEM-2 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.

GLENN GARGAS presented Planning Department Report No. 88-227.

ARTHUR STILLWELL, representing the Salvation Army, spoke in support of the permit.

SUSAN DARNELL, Salvation Army, spoke in support of the permit.

BILL MOLINA spoke in support of the project. He pointed out this facility was not new but a relocation from an existing project presently located within a few blocks of the proposed site.

MATTHEW STRAUSS stated he was the owner of the property and very much in support of the Salvation Army and its program.

JAMES HUGHES stated he owned property in the area and did not feel this was a suitable location for this type facility.

DENNIS JONES, representing Light Impressions, stated he was opposed to this facility because it was not appropriate for the area. He stated the area had become the art walk center and there were many studios within a three-block area of the proposed facility.

LES JONES stated his opposition to the proposed facility.

GEORGE McCARTY spoke in opposition to the facility indicating his opposition was based on the proliferation of these type of facilities in the area.

JOSEPH LIMA stated there was an overconcentration of these types of facilities in the area and the majority did not have special permits to operate.

CHARLES WHITNEY, area property owner, spoke in opposition, stating that there were 19 social service agency programs located within the immediate area.

ROBERT SINCLAIR indicated his opposition to the proposed facility.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 2-3 (BENN, OQUITA and the Chair voting in the negative with LARSEN and PESQUEIRA not present) to certify the Negative Declaration and approve the Conditional Use Permit modifying Condition 17 to indicate the permit would expire unless extended following a noticed public hearing before the Planning Commission. This motion failed for the lack of four affirmative votes; therefore, the permit was deemed denied.

KARL ZOBELL assumed Chair of the meeting.

ITEM-3 HILLSIDE REVIEW PERMIT NO. 87-0698.

It was explained this Item would be heard on July 28, 1988.

ITEM-4 CONDITIONAL USE PERMIT NO. 86-1024; ANNUAL REVIEW FOR AN EXTENSION OF TIME ON THE EXISTING COMMUNITY RESEARCH FOUNDATION. LOCATED ON THE WEST SIDE OF TENTH AVENUE BETWEEN "F" AND "G" STREETS IN THE RCX (CENTRE CITY EAST PLANNED DISTRICT) ZONE IN THE CENTRE CITY COMMUNITY. EQD NO. 86-1024. LEGAL DESCRIPTION: LOTS I AND J, BLOCK 75, HORTON'S ADDITION. OWNER/APPLICANT: COMMUNITY RESEARCH FOUNDATION.

PAUL McNEIL presented Planning Department Report No. 88-269.

VICKIE HILTON, representing New Vistas, spoke in support of the permit. She indicated they provided a needed service to the area and had a strong track record.

CHARLES WHITNEY spoke in opposition to the permit. He indicated there were many facilities in the area operating without the necessary conditional use permits or in violation of their permit.

JOSEPH LIMA spoke in opposition to the project based on the overconcentration of social service agencies in the area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by AL KERCHEVAL, the Commission voted 5-0 (LARSEN and PESQUEIRA not present) to approve the extension of time for the conditional use permit as recommended by the Department.

ITEM-4A PLANNED COMMERCIAL DEVELOPMENT NO. 87-1135 (AMENDMENT TO PCD NO. 83-0605). DESCRIPTION: HORTON'S ADDITION, BLOCK 281, LOTS A-L. LOCATION: LAUREL STREET BETWEEN: 4TH AVENUE AND: 5TH AVENUE.

KARL ZOBELL indicated he would abstain from discussion and vote on this item. PAULA OQUITA assumed Chair of the meeting.

DAVE MULLIKEN, attorney representing the applicant, indicated his opposition for a continuance.

VINCE BARTOLOTTA spoke in support of a 30-day continuance. He stated the Airline Pilots' Association was also requesting a continuance of this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by AL KERCHEVAL, the Commission voted 3-1 (PESQUEIRA, and LARSEN not present; ZOBELL abstaining, and CHRIS CALKINS voting in the negative) to continue this item 30 days. This motion failed for the lack of four affirmative votes; therefore, this matter would be trailed to the Commission's afternoon session at 3:00 p.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-5 CONDITIONAL USE PERMIT NO. 88-0253 (AMENDMENT TO CUP NO. 87-0076). AN AMENDMENT TO EXPAND THE EXISTING HOSPITAL FACILITY WITH 100,000 SQUARE FEET OF USES (16 ADDITIONAL BEDS AND 60,000 SQUARE FEET OF ASSOCIATED MEDICAL OFFICE USES). AT THE EXISTING SHARP MEMORIAL HOSPITAL - SERRA MESA CAMPUS. DESCRIPTION: A 21-ACRE, R1-5000 ZONED PROPERTY, LOCATED ON THE SOUTH SIDE OF FROST STREET BETWEEN HEALTH CENTER DRIVE AND BIRMINGHAM DRIVE. PORTION OR PARCEL 1, 2 AND 3 OF MAP NO. 5131. SERRA MESA COMMUNITY PLAN. OWNER: SHARP HEALTHCARE CORPORATION. APPLICANT: SHARP MEMORIAL HOSPITAL.

MARK CANO presented Planning Department Report No. 88-270.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 5-0 (LARSEN and PESQUEIRA not present) to certify the Negative Declaration and approve the CUP according to staff recommendation.

ITEM-6 EGGER REZONE NO. 88-0307. A-1-1 TO R1-15,000. LOCATED ON THE SOUTHEAST CORNER OF SATURN BOULEVARD AND LEON AVENUE IN THE A-1-1 ZONE IN THE OTAY MESA-NESTOR COMMUNITY. LEGAL DESCRIPTION: PORTION OF W 1/2 OF THE NE 1/4 OF SECTION 33, T18S, R2W, SBM. OWNER/APPLICANT: ROBERT EGGER, JR., TRUST.

KAREN ASHCRAFT present Planning Department Report No. 88-271.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by LYNN BENN, the Commission voted 5-0 (LARSEN and PESQUEIRA not present) to certify the Environmental Negative Declaration and recommend approval of the rezone as recommended by the Department.

ITEM-7 V.R. DENNIS CONDITIONAL USE PERMIT 82-0611; FIVE-YEAR REVIEW OF CONDITIONS. LOCATED ON THE NORTH SIDE OF MISSION GORGE ROAD BETWEEN THE PROPOSED EXTENSION OF TIERRASANTA BOULEVARD AND MARGERUM AVENUE IN THE A-1-10, R-1-40 AND M-1B ZONES IN THE TIERRASANTA AND NAVAJO COMMUNITY PLANNING AREAS. LEGAL DESCRIPTION: PORTION OF LOTS 53, 61, 62, 63 AND 70, RANCHO MISSION OF SAN DIEGO, LYING NORTHERLY OF ROAD SURVEY 1634. OWNER/APPLICANT: V.R. DENNIS CONSTRUCTION COMPANY/MISSION GORGE DEVELOPMENT COMPANY.

CRAIG BEAM, attorney representing the applicant, requested a continuance on this item.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by CHRIS CALKINS, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to continue this item to August 11, 1988 at 8:30 a.m.

ITEM-8 CARMEL MOUNTAIN RANCH UNIT 2 - APPEAL OF THE PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 87-1122 (AMENDMENT TO PID NO. 84-0489). LOCATED ON WORLD TRADE DRIVE, NORTH AND EAST OF CARMEL MOUNTAIN ROAD BETWEEN CAMINO DEL NORTE AND HIGHLAND RANCH ROAD IN THE M1-B/M-LI ZONES IN THE CARMEL MOUNTAIN RANCH COMMUNITY. EQD NO. 87-1122. LEGAL DESCRIPTION: LOTS 1-16, CARMEL MOUNTAIN RANCH INDUSTRIAL UNIT NO. 2, MAP NO. 11568. OWNER/APPLICANT: THE PRESLEY COMPANIES CARMEL MOUNTAIN RANCH. APPELLANTS: GARY K RAVET/DIVERSIFIED EQUITY INVESTMENTS, INC.

KAREN ASHCRAFT presented Planning Department Report No. 88-273.

GARY RAVET, appellant, spoke in opposition to the permit. He stated there was no documentation available for his review and indicated clarification was needed on Condition 11 relating to the prohibition of retail automobile uses.

LORI MCKINLEY, representing Carmel Mountain Ranch, spoke in support of staff's recommendation.

JUDD HALENZA, representing Judd Development, indicated his support for the permit. He explained he had three lots in escrow and they had meetings with the surrounding neighbors to advise them of what was proposed on those lots.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to certify the Negative Declaration and deny the appeal and uphold the Planning Director's decision approving the permit.

RECESS, RECONVENE

The Commission recessed at 11:35 a.m. and reconvened at 1:30 p.m.

ITEM-9 AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN - RECLASSIFICATION OF SCRIPPS LAKE DRIVE. A CITY-INITIATED AMENDMENT TO THE SCRIPPS MIRAMAR RANCH COMMUNITY PLAN TO RECLASSIFY THE SEGMENT OF SCRIPPS LAKE DRIVE BETWEEN SCRIPPS RANCH BOULEVARD AND RED CEDAR DRIVE, IN THE SCRIPPS MIRAMAR RANCH COMMUNITY, FROM A FOUR-LANE COLLECTOR TO A TWO-LANE COLLECTOR ROADWAY.

ANNA McPHERSON presented Planning Department Report No. 88-262.

KAREN KISSANE, representing the Scripps Ranch Friends of the Library, spoke in support of the two-lane roadway because of the potential impact the widening of the road would have on the proposed library site.

KATHY GILES, member of the planning group, stated she was in favor of the Department's recommendation that they deny the plan amendment and maintain the original four-lane roadway, provided it did not negatively impact the library site.

MR. PERSEL spoke in support of the two-lane roadway on Scripps Lake Drive.

BOB DINGEMAN, Chairman of the Scripps Ranch Planning Group, spoke in support of Scripps Lake Drive being identified as a two-lane roadway.

COMMISSION ACTION

On motion of PAUL OQUITA, seconded by RALPH PESQUEIRA, the Commission voted 5-2 (BENN and ZOBELL voting in the negative) to certify the Environmental Impact Report and deny the proposed amendment to the Scripps Ranch Community Plan to reclassify a segment of Scripps Lake Drive from a four-lane to a two-lane collector.

ITEM-9A INITIATION OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN FOR NORTH CREEK HOMES. THIS IS A REQUEST TO REDESIGNATE A 27.7 NET ACRE SITE FROM A SINGLE-FAMILY, 5-10 DWELLING UNITS PER ACRE DESIGNATION TO A MULTI-FAMILY, 10-17 DWELLING UNITS PER ACRE DESIGNATION IN THE SOUTHEAST SAN DIEGO COMMUNITY PLAN. OWNER: IMPERIAL II. APPLICANT: SUSAN K. LAY FOR MARK II PROPERTIES.

NANCY SCHWARZ presented Planning Department Report No. 88-245.

PAUL ROBINSON, attorney representing the applicant, spoke in support of the initiation.

ANNA MAJOR, representing the Southeast Development Committee, spoke in opposition to the initiation indicating it was their preference to maintain the single-family development in the area.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 5-2 (KERCHEVAL and PESQUEIRA voting in the negative) to deny the plan initiation as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 2:35 p.m. and reconvened at 2:40 p.m.

ITEM-10 AMENDMENT TO THE OTAY MESA COMMUNITY PLAN FOR COMMERCIALY DESIGNATED AREAS. APPLICANT: CITY OF SAN DIEGO.

MIKE STANG presented Planning Department Report No. 88-248.

JANAY KRUGER, representing FRED BORST, spoke in support of the plan amendment.

JEFF VINCE stated he favored the plan amendment.

EUGENE GRADY said he was in favor of the plan amendment.

RUTH SCHNEIDER, representing the Otay Mesa Nestor Planning Group, indicated their support for the amendment.

PAUL ROBINSON, attorney representing several property owners, indicated his opposition to the plan amendment.

MATTHEW PETERSON, representing O-Mesa, indicated his opposition to the plan amendment.

DENNIS BREEDLOVE, representing Calvary Chapel of Chula Vista, asked for a workshop with the Commission on the development in the area for church sites. He indicated that many of the churches in the area were meeting in these industrial areas.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 3-4 (LARSEN, PESQUEIRA, BENN and OQUITA voting in the negative) to approve the amendment to the community plan. The motion failed for lack of four affirmative votes.

ITEM-11 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO DENY AN AMENDMENT TO LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 8645. LOCATED AT 2337 CALLE CORTA IN THE SINGLE-FAMILY (SF) RESIDENTIAL ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. EQD EXEMPT.
OWNER/APPLICANT: RAMAN KURKCHUBASCHE.
APPELLANT: RAMAN KURKCHUBASCHE.

JERRY HITTLEMAN presented Planning Department Report No. 88-238.

HENRY HESTER, representing Hester Architects, spoke in support of the permit. He reviewed the detailed plans for the project.

BARBARA PRATT, representing RAMAN KURKCHUBASCHE, spoke in support of the proposal. She indicated many of the neighbors were in support of the construction.

BLAIN ROBERTS, area resident, indicated his support for the project.

NAN SNOWDY, area resident, spoke in opposition to the proposed construction. She indicated her opposition was based on the massiveness of the structure and the loss of view she would have from her home if this project were developed.

RANDY ROBBINS, representing La Jolla Shores Planned District, indicated his opposition to the proposed structure.

W. FINLEY, representing La Jolla Shores Association, indicated his opposition for the proposed construction.

He stated this was in an area of low rambling structures, not two-story homes.

LARRY KELLER, member of the Board of Directors of the La Jolla Shores Association, spoke in opposition to the proposed structure.

NINA McCARTHY stated her opposition to the proposed construction.

MARIA ROTHSCHILD indicated if house were constructed as proposed, she would lose her view of the white waters.

MR. HESTER pointed out that there were many two-story homes in the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (OQUITA and BENN voting in the negative with KERCHEVAL and CALKINS not present) to approve the appeal and approve the permit. This motion failed for the lack of four affirmative votes. The project was deemed denied.

RECESS, RECONVENE

The Commission recessed at 4:15 p.m. and reconvened at 4:20 p.m.

CHAIRMAN ZOBELL indicated he would abstain from discussion on Item 4A and Item 12. PAULA OQUITA assumed Chair of the meeting.

ITEM 12 CARMEL VALLEY ROAD - DISCUSSION OF PLANNED WIDENING/DEVELOPMENT OF EL CAMINO REAL, SORRENTO VALLEY ROAD, INTERSTATE 5 AND STATE ROUTE 56

NICK OSLER presented Planning Department Report No. 88-241.

BILL MITCHELL, speaking on behalf of the Riis family, indicated their concern about the possible condemnation of their property.

BILL MACLEOD, representing Corral Cove Homeowners Association, spoke regarding the north and southbound access to State Route 56.

OPAL TRUEBLOOD, Torrey Pines Community Planning Group, indicated her concern about the treatment for the lagoon area.

HENRY RIIS spoke regarding the proposed roadway.

THERESE TANALSKI indicated her opposition to the widening of Carmel Valley Road.

MARVIN GERST, representing Pepper Tree Farms, indicated his concern for the value that would be placed on any taking as a result of improvements on the roadway.

BOB HOOD expressed his concern about the noise and urban blight that could be created as a result of the roadway.

RECESS, RECONVENE

The Commission recessed at 5:20 p.m. and reconvened at 5:25 p.m.

ITEM-4A PLANNED COMMERCIAL DEVELOPMENT NO. 87-1135 (AMENDMENT TO PCD NO. 83-0605). DESCRIPTION: HORTON'S ADDITION, BLOCK 281, LOTS A-L. LOCATION: LAUREL STREET BETWEEN: 4TH AVENUE AND: 5TH AVENUE.

The Commission continued this item which was trailed earlier.

DAVE MULLIKEN stated that his client was in concurrence with Condition 9A as recommended by Councilman Ron Roberts.

TOM SALGADO spoke regarding the FAA determination.

VINCE BARTOLOTTA repeated his request for a continuance on this matter.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (ZOBELL and KERCHEVAL not present) to continue this item to September 1, 1988, at 1:30 p.m.

ITEM-13 APPROVAL OF MINUTES OF JUNE 23, 1988

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by YVONNE LARSEN, the Commission 5-0 (ZOBELL and KERCHEVAL not present) to approve the minutes of June 23, 1988.

ITEM-14 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 5:45 p.m.