

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 28, 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 9:05 a.m.
The Planning Commission adjourned at 3:30 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-absent
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 MINUTES

APPROVAL OF MINUTES OF JULY 7, 1988.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (BENN, KERCHEVAL and CALKINS not present) to approve the minutes of July 7, 1988.

ITEM-2 CONSENT ITEMS 3 AND 4

ITEM-3 STREET VACATION -- MISSION CITY COURT, EXCESS PORTION OF NORTH SIDE DRIVE, AND A STREET RESERVATION AND ADJACENT SLOPE EASEMENT

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (BENN, KERCHEVAL and CALKINS not present) to approve the street action as recommended by the Department.

ITEM-4 INITIATION OF SABRE SPRINGS COMMUNITY PLAN AMENDMENT NO. 3 (PARCELS 14-17). THE PROPOSED AMENDMENT WOULD RELOCATE THE SITE OF A PARK AND RIDE FACILITY, RECONFIGURE TWO INSTITUTIONAL PARCELS AND ONE COMMUNITY COMMERCIAL PARCEL AND REDESIGNATE A TWO-ACRE AREA FROM INSTITUTIONAL TO COMMUNITY COMMERCIAL USE. THE AMENDMENT SITE IS ON THE NORTH SIDE OF POWAY ROAD BOTH EAST AND WEST OF SABRE SPRINGS PARKWAY (SEE ATTACHMENT 1 - LOCATION MAP). OWNER/APPLICANT: PARDEE CONSTRUCTION COMPANY.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN, KERCHEVAL and CALKINS not present) to approve the subject initiation as recommended by the Department.

ITEM-5 ITEM REMOVED FROM THE CONSENT AGENDA

None.

ITEMS-6
AND 7

THE VILLAGE AT HILLCREST CONDITIONAL USE PERMIT NO. 88-0227: A REQUEST TO CONSTRUCT A 110-BED REHABILITATION HOSPITAL; APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF PLANNED COMMERCIAL DEVELOPMENT NO. 88-0227; COMPANION ONE-LOT SUBDIVISION MAP (TM NO. 88-0227) AND PROPOSED STREET VACATION OF A PORTION OF SIXTH AVENUE. LOCATED ON THE SOUTH SIDE OF WASHINGTON STREET BETWEEN FIFTH AND SIXTH AVENUES, IN THE C ZONE AND THE UPTOWN COMMUNITY PLANNING AREA. EQD NO. 88-0227. OWNER/APPLICANT: OLIVER MCMILLAN HILLCREST SQUARE, LTD. APPELLANT: BSHA, INC., AGENTS FOR THE APPLICANT.

LYNN BENN entered the meeting.

JULIAN BANALES presented Planning Department Report No. 88-279.

TOM SALGADO stated that the Department would concur with the applicant's proposed modification to the PCD and staff would recommend retention of Paragraph 3, Item 2 that the permit was conditioned upon the filing of a final subdivision map.

LYNN HEIDEL, attorney representing the applicant, concurred with staff report. She concurred with the retention of Condition B requiring the filing of the final subdivision map and further proposed an additional condition regarding the ability to excavate prior to the recordation of the final map.

AL KERCHEVAL entered the meeting.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (CALKINS not present with KERCHEVAL not voting) to approve the conditional use permit, PCD and certify the environmental impact report, and to modify the PCD to read,

"Paragraph 3

3. This PCD Permit is conditioned upon the following:
 - a. Approval by the City Council of the associated street vacation of a portion of Sixth Avenue.
 - b. The filing of a final subdivision map (TM No. 88-0227).
 - c. Approval of a Conditional Use Permit for the 110-bed rehabilitation hospital.

"Additional Condition

Before issuance of any building permits, a final map shall be filed. However, a foundation permit may be issued prior to the filing of the final map provided Conditions 3, 5, 6, 7, 15, and 17 have been satisfied and provided that no work associated with the foundation permit shall be done within the portion of Sixth Avenue which is to be vacated."

ITEM-8 SAN DIEGO HOME IMPROVEMENT CENTER. HEIGHT LIMIT EXCEPTION PERMIT NO. 88-0398. PROPOSING TO CONSTRUCT A TWO-STORY COMMERCIAL STRUCTURE REACHING A MAXIMUM HEIGHT OF 36 FEET FOR PORTIONS OF THE BUILDING WHERE 30 FEET IS THE MAXIMUM ALLOWED WITHIN THE UPTOWN HEIGHT LIMITATION AREA. OWNER/APPLICANT: SNYDER DEVELOPMENT GROUP.

MARK CANO presented Planning Department Report No. 88-280.

RICHARD YEN stated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (CALKINS not present) to approve the conditional use permit and certify the environmental negative declaration as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 10:00 a.m.

ITEM-9 REVOCATION HEARING FOR CONDITIONAL USE PERMIT CUP NO. 82-0625, WHICH AUTHORIZED A 14-UNIT SENIOR CITIZEN HOUSING FACILITY. LOCATED AT 4227 43RD STREET BETWEEN EL CAJON BOULEVARD AND ORANGE AVENUE IN THE CN-1T ZONE IN THE MID-CITY COMMUNITY. OWNER/APPLICANT: FOURTEEN SENIOR, LIMITED.

TRACY YAWN presented Planning Department Report No. 88-281.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 6-0 (CALKINS not present) to revoke the conditional use permit. The Commission determined that the Housing Commission verified that the owner claimed that they cannot rent to senior citizens because of the high crime in the area.

RECESS, RECONVENE

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

ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-11 RANCHO BERNARDO PERFORMING ARTS CENTER CONDITIONAL USE PERMIT NO. 88-0189 (EXTENSION OF TIME TO CONDITIONAL USE PERMIT NO. 84-0178). LOCATED AT WEST BERNARDO ROAD ON THE SOUTH SIDE OF LAKE HODGES IN THE A-1-10 ZONE IN THE RANCHO BERNARDO COMMUNITY. EQD NO. 84-0178. OWNER: CITY OF SAN DIEGO. APPLICANT: LAKE HODGES PERFORMING ARTS ASSOCIATION.

CHAIRMAN ZOBELL indicated there had been a request from the local planning board for a 30-day continuance.

CLAYTON MOREHEAD, representing the Rancho Bernardo Planning Board, requested a 30-day continuance. He

indicated they had not received an update on the project for the past three years since the original presentation.

STEVE SILVERMAN, representing the Lake Hodges Performing Arts Association, indicated that no changes had been made since the original requested conditional use permit and indicated he wished to hear item today.

BOB LONG stated there was confusion on this conditional use permit as there were two permits being processed affecting the same property. He requested a continuance.

HANNAH EDELSTEIN, representing the Lake Hodges Performing Arts Association, stated they were asking that the Commission hear this item today.

ROSE LYNNE, spoke to the continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CARL ZOBELL, the Commission voted 3-3 to continue this item to September 8, 1988 at 9:00 a.m. This motion failed for lack of four affirmed votes.

KAREN ASHCRAFT presented Planning Department Report No. 88-283.

STEVE SILVERMAN requested the extension of time. He stated the continuance request was based on the needed time for funding for the project and he wished to keep all options for its development open.

DEBRA KURTH, representing Casa de las Campanas, stated she represented a new retirement complex containing over 420 apartments. She expressed concern about the impact this project would have on their facility.

BOB LONG spoke in opposition to the project. He noted a new Council direction that no leases be approved for floodway areas.

ROSE LYNN spoke in opposition to the extension of time.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-1 (BENN voting in the negative with CHRIS CALKINS not present) to approve the extension of time and acknowledge the mitigated environmental impact report as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 11:10 a.m. and reconvened at 11:15 a.m.

ITEM-11A REVIEW OF BICYCLE PATH/BRIDGE DESIGN AND GRADING FOR HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT HR/RPZ NO. 87-0698; A REQUEST TO DEVELOP A 3,200-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE. BEACHAM RESIDENCE. LOCATED TO THE SOUTHEAST OF THE ROSEMONT STREET AND DRAPER STREET JUNCTION AND TO THE WEST OF AVENIDA WILFREDO IN THE R1-40000 ZONE AND THE LA JOLLA COMMUNITY PLANNING AREA. THE SITE IS IMMEDIATELY TO THE EAST OF THE FAY AVENUE RIGHT-OF-WAY. OWNER/APPLICANT: LOUIS BEACHMAN. APPELLANT: NORMA S. DAMASHEK, COMMITTEE TO SAVE THE BIKE PATH

JULIAN BANALES presented Planning Department Report No. 88-293.

CHARLES CHRISTIANSEN, attorney representing the applicant, urged the Commission to adopt the staff recommendation approving the permit.

NORMA DAMASHEK, representing the Committee to Save the Bike Path, stated they were working very hard to save the hillside. She stated it would be foolish to lose this buffer zone. She stated they were working to raise funds to purchase the site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-1 (OQUITA voting in the negative based on her position that the bridge should not be a requirement of the permit) to approve the hillside review permit with its bridge design under the bike path as recommended by the Department.

ITEM-12 REQUEST TO INITIATE THE EXTENSION OF THE APPLICATION OF THE PEDESTRIAN COMMERCIAL OVERLAY ZONE (PCOZ) IN THE NEWPORT CENTER COMMERCIAL DISTRICT IN OCEAN BEACH. EXTENSION OF THE PEDESTRIAN COMMERCIAL OVERLAY ZONE IN THE NEWPORT CENTER COMMERCIAL DISTRICT TO INCLUDE PROPERTIES LOCATED ALONG SUNSET CLIFFS BOULEVARD, SOUTH OF NEWPORT AVENUE AND NORTH OF DEL NORTE AVENUE. APPLICANT: OCEAN BEACH COMMERCIAL IMPROVEMENT EXECUTIVE COMMITTEE. OWNERS: A LIST OF AFFECTED PROPERTY OWNERS IS PROVIDED IN ATTACHMENT 4.

GEORGIA SPARKMAN presented Planning Department Report No. 88-289.

DENISE KNOX, representing the Ocean Beach Commercial Improvement Committee, indicated her support and stated she was available for questions of the community.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (CALKINS not present) to approve initiation of the Pedestrian Commercial Overlay Zone to portions of Ocean Beach as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 11:40 a.m. and reconvened at 1:30 p.m.

ITEM-13 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-13A PUBLIC FACILITIES FINANCING PLAN AND FACILITIES BENEFIT ASSESSMENT, MIRAMAR RANCH NORTH. 1835 ACRES, LOCATED IMMEDIATELY EAST OF INTERSTATE 15 AND NORTH OF SCRIPPS MIRAMAR RANCH

BILL SCHEMPERS presented Planning Department Report No. 88-292. He indicated that a developer had agreed to fund the entire FBA; therefore, the item before the Commission was to approve only the financing plan. He indicated the Commission needed to delete any reference to an FBA and simply make them "developer dollars."

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 6-0 (CALKINS not present) to give conceptual approval for the financing plan for Miramar Ranch North.

ITEM-14 INITIATION OF AN AMENDMENT TO THE UNIVERSITY COMMUNITY PLAN FOR REGENTS PARK. OWNER/APPLICANT: LOMAS SANTA FE, INC., (SEE ATTACHMENT 2 FOR LIST OF PERSONS WITH A FINANCIAL INTEREST)

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

SUSAN BALDWIN presented Planning Department Report No. 88-288.

REBECCA MICHAEL, representing Loma Santa Fe, Inc., spoke in support of staff's recommendation to initiate the amendment.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (ZOBELL abstaining with CALKINS not present) to approve the initiation of an amendment to the University Community Plan for Regents Park.

SUSAN BALDWIN presented Planning Department Report No. 88-287.

DR. DOUGLAS ARMSTRONG, representing the La Jolla Cancer Research Foundation, spoke in support of the initiation and explained the need for an expanded facility.

LYNN HEIDEL, representing the Cancer Foundation, spoke in support of the initiation indicating that the timing for the project was very crucial.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 5-0 (KARL ZOBELL abstaining with CHRIS CALKINS not present) to initiate a community plan amendment to the La Jolla Community Plan for the La Jolla Cancer Research.

RECESS, RECONVENE

The Commission recessed at 2:05 p.m. and reconvened at 2:30 p.m.

KARL ZOBELL assumed Chair of the meeting.

ITEM-15 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA

ITEM-16 PUBLIC HEARING ON COUNCIL POLICY 600-24 - COMMUNITY PLANNING GROUP OPERATING PROCEDURES

NANCY SCHWARZ presented Planning Department Report No. 88-265.

BRIAN BENNETT, Chairperson of the College Area Community Council, spoke in favor of the amendment. He stated because of their Council's 30-day prior registration requirement, he recommended that the elections be held in November or May rather than October and June. He further recommended quarterly training sessions. He also questioned the issue of indemnification and the required training. He asked if the majority of members had been through the training course, would that organization be indemnified or is the indemnification on an individual basis.

MERLIN OSTERHAUS endorsed the draft Council Policy. He recommended June or October or March or February as the annual community elections. He further recommended that a full-time clerical assistant be budgeted to assist in the procedure rather than half-time as proposed. He further recommended quarterly training sessions.

VERNA QUINN, Chairperson of the Southeast San Diego Development Committee spoke in support of the staff's recommendation of the policy. She indicated one of her concerns was the difficulty in notifying people in the neighborhood when a project was being proposed. She suggested that when a public notice goes out for a project within the 300 feet area that the notice include a statement with the name of the Planning Group and the name and number of the community staff planner.

DOUGLAS CASE, Chairman of the Bylaws Committee on the College Area Community Council, spoke in opposition to the recommended election dates. He stated it was important that they include the students of the San

Diego State area and suggested October or June as a month for these semiannual elections. He also questioned when it would be permissible for a community planning group to meet an executive session and felt that should be specifically addressed in the policy. He also noted that his community planning group had stricter attendance requirements than that proposed under the Council Policy.

JOHN CHANEY spoke in opposition to the policy indicating that the quorum requirement was ambiguous. He felt there were disincentives for the planning groups to encourage larger participation.

YVONNE LARSEN left the meeting.

COMMISSION ACTION

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

ITEM-17 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD

PAULA OQUITA requested that staff investigate methods of allowing day-care centers in industrial parks.

ADJOURNMENT

The Commission adjourned at 3:30 p.m.