

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
JULY 6, 1989
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:00 a.m.
The Planning Commission adjourned at 2:10 p.m.

ATTENDANCE DURING THE MEETING:

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

ITEM-11 DECISION OF THE PLANNING DIRECTOR TO DENY LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 89-0324 FOR THE CONSTRUCTION OF A 790-SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING THREE-STORY SINGLE-FAMILY RESIDENCE. LOCATED AT 1899 SPRINDRIFT DRIVE IN THE SINGLE-FAMILY ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. OWNER/APPLICANT: CHRIS MCKELLAR. APPELLANTS: CHRIS MCKELLAR.

Staff indicated the applicant had requested a continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue this item to September 7, 1989 at 9:00 a.m.

ITEM-12 APPEAL OF THE OZARK STREET APARTMENTS, SOUTHEAST SAN DIEGO DEVELOPMENT AND RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0760. LOCATED AT 335 OZARK STREET, MF-1500 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 88-0760. OWNER/APPLICANT: MARINA DEVELOPMENT COMPANY, INCORPORATED. APPELLANT: MARINA DEVELOPMENT COMPANY, INCORPORATED.

Staff requested a continuance on this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to continue this item to July 20, 1989 at 1:30 p.m.

ITEM-7 CLAIREMONT COMMUNITY HOSPITAL; CONDITIONAL USE PERMIT AMENDMENT NO. 89-0124. LOCATED AT 5255 MT. ETNA DRIVE, ON THE WEST SIDE OF GENESEE AVENUE BETWEEN MT. ETNA DRIVE AND BALBOA AVENUE IN THE CO ZONE IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 89-0124. OWNER: AMERICAN MEDICAL INTERNATIONAL, INC., A DELAWARE CORPORATION. APPLICANT: AMERI CARE PARTNERS, A GENERAL PARTNERSHIP.

RONALD MOORE, representing the County of San Diego, requested an indefinite continuance on this matter.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 7-0 to continue this item indefinitely.

ITEM-1 AMENDMENT TO SATELLITE ANTENNA ORDINANCE AND LOCAL COASTAL PROGRAM

KEVIN MCGEE presented Planning Department Report No. 89-302.

ROBERT DUDLEY spoke in opposition to the proposed ordinance. He felt the ordinance was not needed.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 7-0 to amend the Satellite Antenna Ordinance and Local Coastal Program as recommended by staff.

ITEM-2 MCI CONDITIONAL USE PERMIT NO. 89-0485. A 6.98, M-1B ZONED SITE LOCATED ON THE EAST SIDE OF CARROLL PARK DRIVE (9440 CARROLL PARK DRIVE) IN THE MIRA MESA COMMUNITY PLAN. PARCEL 1 OF PARCEL MAP NO. 13276. OWNER: RREEF FUNDS, A DELAWARE CORPORATION. PERMITTEE: MCI TELECOMMUNICATIONS CORPORATION, A DELAWARE CORPORATION.

TRACY REED presented Planning Department Report No. 89-355.

GAYLA LITTLE, representing MCI Telecommunications, indicated their support for the permit and indicated their technical staff was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to certify the negative declaration and approve the permit as recommended by staff.

ITEM-3 CONDITIONAL USE PERMIT NO. 89-0486. TO ALLOW
INSTALLATION OF AND EIGHT FOOT DIAMETER MICROWAVE
EMITTING DISH AND RETENTION OF AN EXISTING MICROWAVE
DISH ON AN EXISTING INDUSTRIAL BUILDING WITHIN THE
"KEARNY MESA COMPLEX" INDUSTRIAL PARK. A 50-ACRE, M-1A
ZONED SITE LOCATED ON THE SOUTH SIDE OF COMPLEX DRIVE,
BETWEEN KEARNY VILLA WAY AND COMPLEX DRIVE (8933 COMPLEX
DRIVE) IN THE SERRA MESA COMMUNITY PLAN. LOT 5 OF MAP
NO. 7144. OWNER: RREEF FUNDS, A DELAWARE CORPORATION.
PERMITTEE: MCI TELECOMMUNICATIONS CORPORATION, A
DELAWARE CORPORATION.

MARK CANO presented Planning Department Report
No. 89-356.

GAYLA LITTLE, MCI Telecommunications, indicated her
support for the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN,
the Commission voted 7-0 to certify the negative
declaration and approve the permit as recommended by
staff.

ITEM-4 CONDITIONAL USE PERMIT NO. 88-1297 (AMENDMENT TO CUP
NO. 88-0253). AN AMENDMENT TO EXPAND THE EXISTING SHARP
MEMORIAL HOSPITAL FACILITY WITH 340,000 SQUARE FEET OF
USES (CENTRAL PLAN, 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.

KARL ZOBELL abstained from discussion and vote on this
item as well as Items 5 and 6.

MARK CANO presented Planning Department Report No. 357.
He noted a change to Condition 13 of the permit.

PAUL PETERSEN, attorney representing Sharp Hospital, indicated their support for staff's recommendation. He indicated they would be back before the Commission with a master conditional use permit for the project at a latter time.

JOHN FOWLER, representing Rick Engineering, spoke regarding the street improvements required as a part of the permit amendment.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 3-3 (ZOBELL abstaining with CALKINS, BERNET AND BENN voting in the negative) to certify the mitigated negative declaration and approve the permit with amendment to Condition 13. This motion failed for lack of four affirmative votes.

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (ZOBELL abstaining) to continue this item to July 13, 1989, at 8:30 a.m.

ITEMS-5 AND 6

CONDITIONAL USE/HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-1096 TENTATIVE MAP NO. 87-1096. A 27.7-ACRE, R1-5000 ZONED 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.

Because improvements to the Children's Hospital are incorporated with the amendment to the Sharp Memorial Hospital, the applicant requested this item also be continued to July 13, 1989.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL abstaining) to continue these items to July 13, 1989 at 8:30 a.m.

RECESS, RECONVENE

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

ITEM-8 APPEAL OF THE MISSION VALLEY MARRIOT; PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 88-0948. LOCATED SOUTH OF HOTEL CIRCLE SOUTH, WEST OF THE INTERSTATE 8/HOTEL CIRCLE SOUTH OFF-RAMP AND EAST OF THE INTERSTATE 8/TAYLOR STREET OFF-RAMP IN THE CR ZONE IN THE MISSION VALLEY COMMUNITY. EQD NO. 88-0948. OWNER/APPLICANT: MARRIOT CORPORATION. APPELLANTS: MISSION VALLEY WEST; EDWARD B. ROMANOW - GENERAL PARTNER.

BOB DIDION presented Planning Department Report No. 89-360.

GREG ROBBINS, attorney representing Mission Valley West, spoke in opposition to the permit. He indicated they were opposed because the proposed entryway would tend to fix CALTRANS' improvement of Via Las Cumbres.

EDWIN BAKER, representing Mission Valley Condominiums, requested that the interchange be moved to the west.

BRAD WHITAKER, representing the Marriott Corporation, spoke in support of the permit and explained that their development plans were predicated upon information from CALTRANS. He did not feel their project, as proposed, would have an affect upon CALTRANS' design of the interchange.

ROBERT BALL, representing Rick Engineering, spoke regarding the site plan for the project.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-2 (BENN and BERNETT voting in the negative) to certify the mitigated negative declaration and deny the appeal and approve the permit as recommended by staff.

ITEMS-9
AND 10

APPEAL OF THE VIEW RIDGE ANNEX; HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 87-0700 AND VESTING TENTATIVE MAP NO. 87-0700. A STREET VACATION OF A PORTION OF SYCHAR ROAD IS ALSO REQUESTED. LOCATED AT THE SOUTHERLY TERMINUS OF SYCHAR ROAD, SOUTH OF SKYLINE DRIVE, IN THE R1-5000/HR ZONE IN THE SKYLINE-PARADISE HILLS COMMUNITY. EQD NO. 87-0700. OWNER/APPLICANT: LA JOLLA ALTA. APPELLANTS: PAUL E. ROBINSON.

BOB MANIS presented Planning Department Report No. 89-361.

PAUL ROBINSON, attorney representing the applicant, spoke in support of the permit. He stated the issue were two small knolls within the project site. He stated they had been previously graded and did not feel that it was an environmentally sensitive area.

JIM LANTRY, representing Techbilt, spoke in support of the map and permit and made a slide presentation showing the area proposed for development.

ORLINDA FLORES, representing the Neighborhood Watch, stated that they were concerned about the safety of their neighborhood and were in support of the closing of Sychar Street which was a part of the permit.

JOAN KELLOGG, resident of South Sienna Street, indicated they were in support of the permit and also wished their street be closed as a deterrent to crime in the area.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 7-0 to approve the environmental impact report and approve the appeal and approve the maps with the included street vacation and to adopt the candidates findings of overriding consideration. It was noted that approval of the permit was site specific and dealt with the particular geography in this location.

RECESS, RECONVENE

The Commission recessed at 11:45 a.m. and reconvened at 1:30 p.m.

ITEM-13 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-14 FRONT AND WALNUT REZONING. REZONING FROM R-600 TO MR-1000 OF LOTS 1 AND 2 OF BLOCK 21, CLEVELANDS HEIGHTS MAP NO. 621; AND A PORTION OF BLOCK 415, HORTON'S ADDITION DB 13/522 AS SHOWN ON MAP NO. B-3938. THIS REZONE WILL COMPLETE THE UPTOWN IMPLEMENTATION PROGRAM. APPLICANT: CITY OF SAN DIEGO.

SCOTT BERNET abstained from discussion and vote on this matter.

JOHN WILHOIT presented Planning Department Report No. 89-353.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BERNET abstaining with PESQUEIRA not present) to approve the Uptown rezoning as recommended by staff.

ITEM--14A AMENDMENTS TO COSTAL DEVELOPMENT ORDINANCE AND LOCAL COASTAL PROGRAM

Staff indicated a requested for continuance on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (PESQUEIRA not present) to continue this item to July 20, 1989 at 1:30 p.m.

ITEM-14B BALBOA PARK MASTER PLAN

Mark Wardlaw presented Planning Department Report No. 89-350.

DAVE TWOMEY, Park and Recreation Department, reviewed the traffic circulation in the park area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (PESQUEIRA not present) to approve the Balboa Park Master Plan as recommended by staff.

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 2:10 p.m.

