

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
JULY 7, 1988  
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 9:05 a.m.  
The Planning Commission adjourned at 4:00 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-absent  
Commissioner Chris Calkins-absent  
Michael J. Stepner, Assistant Planning Director  
Lee Okeson, Deputy Director, Development Planning-present  
Mary Lee Balko, Acting 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-A

LEE OKESON introduced Principal Planner Marcia Maleskie recently appointed to the Urban Conservation Section of the Planning Department.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF JUNE 9, 1988

The Commission trailed this Item.

ITEM-2 STREET ACTION 88-514 - THE VACATION OF EXCESS PORTIONS OF UNIVERSITY AVENUE, 58TH STREET, AND 60TH STREET IN CONJUNCTION WITH UNIVERSITY SQUARE PCD 88-0124

JIM MCLAUGHLIN reviewed the Engineering and Development Department report dated May 6, 1988.

No one appeared in opposition to this Item.

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 street action.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF JUNE 9, 1988

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL abstaining with BENN AND CALKINS not present) to approve the minutes of June 9, 1988.

ITEM-3 PUBLIC HEARING TO CONSIDER THE MARINA PLANNED DISTRICT ORDINANCE, THE MARINA URBAN DESIGN PLAN AND DEVELOPMENT GUIDELINES, FIFTH AMENDMENT TO THE MARINA REDEVELOPMENT PLAN AND SECOND AMENDMENT TO THE CENTRE CITY SAN DIEGO COMMUNITY PLAN. APPLICANT: THE CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-242.

DAN MORRIS, representing the Downtown Residents Group, spoke in support of the proposed amendments.

GILDA SERVETTER indicated her support for the Planned District Ordinance. She supported lowering of the height limits as you go toward the waterfront.

ARN LOOMIS, representing the Residents Advisory Committee, spoke in support of the Planned District Ordinance.

ROY POTTER, representing San Diegans, Inc., spoke in opposition to the proposed height limits in the area. He indicated that the downtown area should not replicate suburbia but be high-rise.

HAL SADLER, representing the Cushman family, stated his client owned property at State and Union. He was opposed to the 50-foot height limit and felt the results of lower building would be less desirable projects in the area.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (CALKINS and BENN not present) to approve the amendment of the Planned District Ordinance for the Marina area as recommended by the Department.

ITEM-4 APPEAL OF THE PROJECT TITLE SHELL OIL/CARMEL VALLEY CONDITIONAL USE PERMIT NO. 87-1054. LOCATED NORTH OF CARMEL VALLEY ROAD, EAST OF INTERSTATE 5 AND WEST OF EL CAMINO REAL IN THE CA ZONE IN THE NORTH CITY WEST COMMUNITY. DESCRIPTION: CHURCH HIGHWAY UNIT 1, MAP NO. 5831, PARCEL 1. OWNER/APPLICANT: SHELL OIL COMPANY.

BOB DIDION presented Planning Department Report No. 88-237.

MARK HAYDEN, representing Shell Oil Company, spoke in support of the conditional use permit.

No one appeared in opposition to this Item.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by AL KERCHEVAL, the Commission voted 5-0 (CALKINS and BENN not present) to follow staff's recommendation and deny the appeal and deny the permit.

RECESS, RECONVENE

The Commission recessed at 10:05 a.m. and reconvened at 10:10 a.m.

ITEM-5A WORK PROGRAM - COMMERCIAL PARKING REGULATIONS PROJECT.

LISA LUKES McQUADE presented Planning Department Report No. 88-152.

No one appeared to speak on this Item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to initiate the work program as requested by staff.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 10:30 a.m.

ITEM-6 CENTRE CITY SAN DIEGO COMMUNITY PLAN UPDATE, A CONCEPT PLAN.

ERNIE HAHN, Chairman of the Centre City Development Committee, commented on the progress of the update for the Centre City plan.

LARRY MONSERRATE presented Planning Department report No. 88-246.

MARK WARDLAW made a presentation on the concepts of the plan developed from the Land Development and Transportation Subcommittee of the Centre City Development Committee.

No Commission action was necessary for this item.

RECESS, RECONVENE

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

ITEM-7 STATE UNIVERSITY AREA COMMUNITY PLAN UPDATE - FEBRUARY 1988 DRAFT. THE STATE UNIVERSITY AREA IS LOCATED SOUTH OF INTERSTATE 8 AND NORTH OF EL CAJON BOULEVARD, BETWEEN FAIRMOUNT AVENUE AND COLLWOOD BOULEVARD ON THE WEST AND THE SAN DIEGO - LA MESA CITY LIMITS ON THE EAST (ATTACHMENT 1).

BILL MACKEY presented Planning Department Report No. 88-192.

BRIAN BENNETT, President of the College Area Community Council, spoke in support of the plan update.

CHUCK BIGELOW spoke in support of the plan update and further indicated that the area needed an updated traffic analysis.

JUDY HOPPS spoke in support of the plan update. She indicated there were no areas designated for open space in the plan area.

DOROTHY LEONARD, representing Bill Kintzele, owner of the vacant lot at College Avenue south of Montezuma, stated the single-family zone designation may not be the appropriate zone for the site because of its close proximity to student housing. She indicated a transition zone would be more appropriate.

PAUL ROBINSON, representing San Diego State University Foundation, stated the University hoped to have a master plan for the State University area.

CHRIS TURNER speaking to the area of Soria and Arosa Streets indicated they would be opposed to any change in the zoning for that area.

LINCOLN HIGGIE, 55th Street area, stated they had strong opposition to anything that would increase the density on the north side of El Cajon Boulevard and allow more people in their area.

CHARLES McGEHEE spoke to the proposed zone designation on his property. He indicated it was surrounded by a medical building and multi-family development and felt that a higher zone was appropriate for his property.

ELINORE HERZMAN spoke in opposition to the proposed downzoning of her property.

ALICE BRANDT spoke in opposition to the proposed rezoning of her property.

SAMUAL BRANDT spoke in opposition.

ALFRED COHA stated anything done to reduce the traffic would be in the best interests of the people of the area.

WALTER POSNER resident of Soria Drive spoke regarding the noise and traffic generated by students living in single-family homes.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 to initiate the rezonings recommended by the Department as well as an amendment to the Mid-City Community Plan area.

#### RECESS, RECONVENE

The Commission recessed at 2:50 p.m. and reconvened at 2:55 p.m.

ITEM-8 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.

CHAIRMAN ZOBELL noted only four Commissioners were available to consider this item and asked if the applicant wished a continuance.

PAUL ROBINSON, attorney representing the applicant, requested a continuance on this item.

VERNA QUINN indicated she would prefer to proceed with this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (KERCHEVAL, BENN and CALKINS not present) to continue this item to July 21, 1988 at 2:00 p.m.

ITEM-9 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.

CHAIRMAN ZOBELL noted only four Commissioners were available to discuss and take action on this item and asked if the applicant wished a continuance.

BARBARA PRATT, representing the applicant, requested a continuance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (KERCHEVAL, BENN and CALKINS not present) to continue this item to July 21, 1988 at 2:30 p.m.

ITEM-10 APPEAL OF MID-CITY DEVELOPMENT (MCD) PERMIT NO. 88-0202. LOCATED AT 3008 EL CAJON BOULEVARD (NORTHWEST CORNER OF EL CAJON AND 30TH STREET) IN THE CN-1 ZONE IN THE MID-CITY PLANNED DISTRICT AND COMMUNITY. EQD EXEMPT. OWNER/APPLICANT: MR. JIM MIDDLETON FOR CARL KARCHER ENTERPRISES. APPELLANT: MR. JIM MIDDLETON.

CHAIRMAN ZOBELL asked if the applicant wished a continuance on the matter because only four Commissioners were present.

The applicant requested the item be discussed.

MIKE TUDURY presented Planning Department Report No. 88-232. He noted the Department had changed their recommendation on this Item and was recommending approval.

No one appeared in opposition to this Item.

COMMISSION ACTION

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

ITEM-11 SOUTH BAY SWAP MEET CONDITIONAL USE PERMIT NO. 10-489-3; REVIEW OF ADEQUACY OF CONDITIONS. LOCATED NORTH OF CORONADO AVENUE, EAST OF RAEDEL DRIVE AND WEST OF INTERSTATE 5 IN THE R-3000 AND CA ZONES IN THE OTAY MESA-NESTOR COMMUNITY. OWNER: DE ANZA LAND AND LEISURE CORPORATION.

CHAIRMAN ZOBELL asked if the applicant wished a continuance on this matter, noting only four Commissioners were present.

PAUL PETERSON, representing De Anza Company, stated he would prefer the item be heard today.

MR. PETERSON reviewed the applicant's efforts to alleviate the concerns of the neighborhood regarding the swap meet operation.

BILL ROLLISON, Chairman of the Swap Meet Committee, stated that the corporation had done a great deal to improve conditions and requested that the Commission find the conditions adequate.

RUTH SCHNEIDER, representing the Otay-Mesa Nestor Planning Committee, spoke in opposition to the Wednesday swap meet operation based on the traffic generated in the area.



SUE MARTIN, area resident, spoke in opposition to the swap meet operation.

GLADYS WALKER, spoke in opposition to the Wednesday swap meet operation. She expressed her concern about the amount of traffic on Coronado Avenue during the Wednesday swap meet operation.

WALTER BOWLES stated he lived across the street from the swap meet and complained about the activities of the persons attending.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by PAULA OQUITA, the Commission voted 2-2 (the Chair and LARSEN voting in the negative with KERCHEVAL, BENN and CALKINS not present) to find that the swap meet controls were adequate and in conformance with the permit. This motion failed for lack of four affirmative votes.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (KERCHEVAL, BENN and CALKINS not present) to continue this item to August 11, 1988 at 9:00 a.m.

ITEM-12 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 4:00 p.m.