

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
AUGUST 11, 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 8:30 a.m.  
The Planning Commission adjourned at 3:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-absent  
Commissioner Ralph Pesqueira-present  
Commissioner Albert Kercheval-present  
Commissioner Paula Oquita-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
Lee Okeson, Deputy Director, Development Planning-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 MINUTES

APPROVAL OF MINUTES OF JULY 14, 1988 AND JULY 21, 1988

COMMISSION ACTION

On motion of LYNN BENN, seconded by AL KERCHEVAL, the Commission voted 5-0 (CALKINS and LARSEN not present) to approve the minutes of July 14, and July 21, 1988.

ITEM-2 V.R. DENNIS CONDITIONAL USE PERMIT NO. 82-0611; FIVE-YEAR REVIEW OF CONDITIONS, CONTINUED FROM PLANNING COMMISSION MEETING OF JULY 21, 1988. 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.

TOM WILLIAMS presented Planning Department Report No. 88-816.

CRAIG BEAM, attorney representing the applicant, spoke on the issues identified in the planning report.

CAROLYN WARNER spoke in opposition to the operation. She complained of cement trucks dumping into the ponds. She indicated her concern was the working hours and the noise during the evening hours.

JIM MADAFFER, President of the Tierrasanta Community Council, indicated their concern about the reclamation program. He suggested the hours be changed to a strict Monday through Friday 7:00 a.m. to 7:00 p.m.

TERRI LOWLING, representing the Mariposa HOA, stated her concern was the noise as well as safety and the truck traffic on Mission Gorge Road during peak hours.

CAROLYN WILSON, representing the Tierrasanta Community Council and El Dorado Hills Homeowners Association, indicated her opposition to the operation was the hours of operation, night lighting, dust and lack of landscaping.

BARBARA MASSEY, representing the San Carlos Area Council, indicated a full environmental impact report should be required for the operation. She spoke regarding the problem of dust and recommended hours of 7:00 a.m. to 7:00 p.m. only. She stated no landscaping was provided along the back of the property and felt a traffic plan should be developed for the use.

KARLE MEYER indicated his complaint was that they were dumping cement in the early hours of the morning.

JOHN MCBRIDE stated he was concerned about the dust generated from the use and was concerned about a pond which the animals use for watering.

CRAIG BEAM responded to the issues raised by the speakers.

GARY DENNIS, representing V.R. Dennis Company, stated he had very little communication with the neighbors with the exception of the Mariposa Homeowners Association and he suggested that representatives from the three associations designate a person to assist him in dealing with their concerns.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 5-1 (BENN voting in the negative with LARSEN not present) to direct the applicant to bring the use into compliance with the conditions contained within the conditional use permit within the specified period of time and further, to require staff to bring back this permit if all conditions are not brought into compliance within six months.

RECESS, RECONVENE

The Commission recessed at 9:50 a.m. and reconvened at 9:55 a.m.

- ITEM-3 STREET VACATION 88-517 -- THE VACATION OF CHEROKEE AVENUE SOUTH OF BELLINGHAM AVENUE. APPLICANT: CLYDE L. JENKINS FOR CHEROKEE CANYON LTD.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (LARSEN not present) to approve the subject street action as recommended by the Department.

- ITEM-4 STREET ACTION 87-518: THE VACATION OF A PORTION OF SORRENTO VALLEY ROAD SOUTH OF WATSONIA STREET AND WATSONIA STREET SOUTHWEST OF SORRENTO VALLEY ROAD. APPLICANT: THOMAS WONG FOR EDWARD WONG

LEE OKESON indicated that the street action, although properly noticed, had not been noticed to the local planning group who expressed an interest in this street closure.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 6-0 (LARSEN not present) to continue this item to September 1, 1988 at 9:00 a.m.

- ITEM-5 SOUTH BAY SWAP MEETING CONDITIONAL USE PERMIT CUP-10-489-3; REVIEW OF ADEQUACY OF CONDITIONS. LOCATED NORTH OF CORONADO AVENUE, EAST OF RAEDDEL DRIVE AND WEST OF INTERSTATE 5 IN THE R-3000 AND CA ZONES IN THE OTAY MESA-NESTOR COMMUNITY. LEGAL DESCRIPTION: LOT 2, BAYVIEW DRIVE-IN THEATER, TRACT NO. 2, MAP NO. 4493. OWNER: DE ANZA LAND AND LEISURE CORPORATION

BOB DIDION presented Planning Department Report No. 88-302.

PAUL PETERSON, attorney representing the applicant, spoke in support of the permit. He supported staff recommendation that concluded that the permit conditions were adequate. He then made a slide presentation of photos of the area during the swap meet operation.

SUE MARTIN indicated her agreement with staff report with certain additions and corrections.

AMENDA CANIYA spoke in opposition to the Wednesday swap meet operation. She indicated it had always been a nuisance for them and stated that the operation brought in all types of people and gave them an opportunity to explore the neighborhood. She stated that she was concerned about the safety of her children.

WALTER BOWLES stated he lived directly across from the swap meet and recommended that only people entering in cars be allowed entrance to the swap meet on Wednesday.

AUREA DEL ROSARO stated she was only opposed to the Wednesday swap meets. She explained theft was a problem in her area.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by PAULA OQUITA, the Commission voted 5-1 (BENN voting in the negative with LARSEN not present) to find that the existing conditions regulating the Southbay Swapmeet were adequate to control the operation.

ITEM-6 PACIFIC BEACH PEDESTRIAN/COMMERCIAL OVERLAY ZONE (PCOZ). APPLICATION OF THE PEDESTRIAN/COMMERCIAL OVERLAY ZONE (PCOZ) TO COMMERCIAL AREAS IN PACIFIC BEACH AND AN AMENDMENT TO THE LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES TO APPLY THE PCOZ TO THOSE PROPERTIES WITHIN THE COASTAL ZONE. APPLICANT: CITY OF SAN DIEGO

RALPH PESQUEIRA abstained from discussion and vote on this item.

KERRY VARGA presented Planning Department Report No. 88-310.

JIM MAGOT spoke in support of the overlay.

VERNON TAYLOR spoke in opposition. He stated he was not opposed to the intent of the overlay zone but felt a better method should be developed to achieve the desired results.

COMMISSION ACTION

On motion of AL KERCHEVAL, seconded by LYNN BENN, the Commission voted 5-0 (PESQUEIRA abstaining with LARSEN not present) to continue this item to October 6, 1988 at 9:00 a.m.; and further, to conduct a field trip on September 22, 1988. It was indicated public testimony on this item was closed.

ITEM-7 MISSION CITY AUTO AUCTION CONDITIONAL USE PERMIT NO. 88-0387. LOCATED ON THE EAST SIDE OF CACTUS ROAD BETWEEN AIRWAY AND SIEMPRE VIVA IN THE INDUSTRIAL SUBDISTRICT ZONE OF THE OTAY MESA DEVELOPMENT DISTRICT IN THE OTAY MESA COMMUNITY. SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. OWNER/APPLICANT: MALJACK, INC., DBA MISSION CITY AUTO AUCTION

TERI AVAKIAN presented Planning Department Report No. 88-303.

TONY AMBROSE spoke in support of the permit.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (LARSEN not present) to certify the environmental negative declaration and to approve the conditional use permit amended to include a suggested statement that the property could be impacted from airport noise.

ITEM-8 HARDY AVENUE STUDENT HOUSING CONDITIONAL USE PERMIT NO. 88-0250; A REQUEST TO CONSTRUCT A STUDENT HOUSING FACILITY TO ACCOMMODATE 98 STUDENTS. LOCATED ON THE NORTH SIDE OF HARDY AVENUE BETWEEN 55TH STREET AND CAMPANILE DRIVE IN THE R-400 ZONE IN THE STATE UNIVERSITY COMMUNITY PLANNING AREA. EQD NO. 88-0250. LEGAL DESCRIPTION: LOT 6 IN BLOCK 17 OF COLLEGE PARK UNIT NO. 3, MAP NO. 2527. OWNER/APPLICANT: GUTTMAN CONSTRUCTION, INC.

JULIAN BANALES presented Planning Department Report No. 88-304.

MILDRED MCGEELTAN spoke in support of the project. She indicated that this facility would be a benefit and service to the community and would be the first new construction built in many years to house students.

JIM DAWE, attorney representing the applicant, spoke in support of the permit. He further noted that it met all the zoning and community plan requirements.

JOHN ORDAIN, representing Delta Upsilon Fraternity, spoke to the need to house the students explaining that the existing facility was overcrowded and in need of repair.

PAUL ROBINSON, representing the San Diego State University Foundation, requested a delay in approval. He explained that the University was in the process of developing a master plan for the area as well as a redevelopment district.

JIM DAWE indicated that he would be opposed to a continuance.

#### COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 5-1 (KERCHEVAL voting in the negative with LARSEN not present) to continue this item to September 8, 1988 at 9:00 a.m.

ITEM-9 REZONE NO. 87-1134; A REQUEST TO REZONE A .37-ACRE SITE FROM THE R-400 TO THE CO ZONE; THIRD AVENUE AND LEWIS STREET REZONE/HILLCREST MEDICAL CENTER. LOCATED ON THE EAST SIDE OF THIRD AVENUE BETWEEN LEWIS AND WASHINGTON STREETS IN THE R-400 (CO PROPOSED) ZONE IN THE UPTOWN COMMUNITY PLANNING AREA. EQD NO. 88-0320. LEGAL DESCRIPTION: LOTS 11, 12 AND 13 IN BLOCK 14 OF HILLCREST SUBDIVISION MAP NO. 1024. OWNER/APPLICANT: LA JOLLA PACIFIC DEVELOPMENT GROUP

JULIAN BANALES presented Planning Department Report No. 88-305.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 5-0 (PESQUEIRA and LARSEN not present) to certify the environmental negative declaration and approve the rezone as recommended by the Department.

RECESS, RECONVENE

The Commission recessed at 12:15 p.m. and reconvened at 1:35 p.m.

ITEM-10 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR APPROVING HILLSIDE REVIEW/RESOURCE PROTECTION OVERLAY ZONE PERMIT NO. 88-0400; TO DEVELOP A 2,876-SQUARE-FOOT, SINGLE-FAMILY RESIDENCE AND ALLOW AN INTERIOR SIDE YARD SETBACK VARIANCE. LOCATED ON THE WEST SIDE OF ROBINSON MEWS BETWEEN BROOKS AVENUE AND PENNSYLVANIA AVENUE IN THE R1-4000 ZONE IN THE UPTOWN COMMUNITY. LEGAL DESCRIPTION: LOTS 9 AND 10 OF BLOCK 11, CLEVELAND HEIGHTS MAP NO. 621. OWNER/APPLICANT: JAMES GUTHERIE. APPELLANTS: SURROUNDING NEIGHBORS OF THE SUBJECT PROPERTY; PLEASE REFER TO ATTACHMENT 4 OF THIS REPORT.

TOM WILLIAMS presented Planning Department Report No. 88-314.

JAMES GUTHRIE, owner of the project, spoke in support of the permit.

WINSTON JARRETTE, representing Triad Construction, explained the development of the project. He stated in trying to prevent building over the toe of the slope a small variance was necessary. He noted that most setbacks were four feet where ten feet was required on this property.

DON HARTLEY spoke in opposition to the permit. He stated the height, scale and treatment was not appropriate for the sensitive site.

MARILYN CORNELL stated the proposed building was inconsistent with the architecture of the neighborhood.

DIEDRE LEE indicated her opposition stating the scale was incompatible with the location.



LOIS HARTLEY spoke in opposition to this permit.

DON HARTLEY spoke against the variance and questioned the interpretation of staff on determining the front yard setback.

ROBERT THIELE spoke in opposition to the variances and suggested an alternative method of siting the building.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by LYNN BENN, the Commission voted 5-0 (LARSEN and CALKINS not present) to approve the appeal and deny the permit based on the fact that the five-year side yard constituted an incursion on the neighbors and to further certify the environmental negative declaration.

ITEM-11 NORTH CITY WEST PLANNED DISTRICT ORDINANCE AMENDMENT TO ADD HEALTH CLUBS TO THE USES PERMITTED ON LOTS 1 AND 3, NEIGHBORHOOD 6, EC ZONE - CASE NO. 7366

COMMISSION ACTION

This item was continued to the Planning Commission meeting of September 1, 1988, at which time noticing will occur for the public hearing.

ITEMS-12  
AND 13

APPEAL OF SUBDIVISION BOARD'S APPROVAL OF TENTATIVE MAP NO. 86-0573, SORRENTO HILLS AND ACCOMPANYING REZONE. PROPOSAL TO SUBDIVIDE A 42.7-ACRE SITE INTO FIVE LOTS FOR INDUSTRIAL AND OPEN SPACE USE AND REZONE THE SITE FROM A1-1 (HRO) TO M-IP (HRO), LOCATED SOUTHERLY OF ARROYO SORRENTO ROAD AND EL CAMINO REAL AND DESCRIBED AS A PORTION OF LOTS 2, 3 AND 4 OF SECTION 30, T14S, R3W, SBM (ATTACHMENT 1). THE SITE LIES WITHIN THE BOUNDARIES OF THE SORRENTO HILLS COMMUNITY PLANNING AREA. OWNER/APPLICANT: SORRENTO VALLEY EAST, LIMITED. APPELLANT: JOHN P. MURRAY

KARL ZOBELL abstained from discussion and vote on these items.

RALPH PESQUEIRA assumed chair of the meeting.

TOM MURPHY presented Planning Department Report No. 88-284. He explained that the appellant had withdrawn his appeal on the map and, therefore, the Commission was only considering the rezoning.

DR. JOHN MURRAY indicated withdrawal of his appeal.

No one appeared in opposition to this item.

Responding to MS. BENN, it was determined that one of the environmental documents had not been transmitted to the Commission.

COMMISSION ACTION

On motion of LYNN BENN, seconded by PAULA OQUITA, the Commission voted 4-0 (ZOBELL abstaining with LARSEN and CALKINS not present) to continue this item to September 1, 1988, at 1:30 p.m.

CHAIRMAN ZOBELL assumed chair of the meeting.

RECESS, RECONVENE

The Planning Commission recessed at 2:40 p.m. and reconvened at 2:45 p.m.

ITEM-14 DISPLAY AND/OR DISTRIBUTION OF COMMUNITY PLANS AND PUBLIC FACILITY PLANS AT HOUSING SALES OFFICES

The Commission trailed consideration of Item 14.

ITEMS-15

16, 17, 18 MIRAMAR RANCH NORTH DEVELOPMENT, SUNBURST SCRIPPS DEVELOPMENT, SCRIPPS EASTVIEW DEVELOPMENT AND THE TIERRASANTA NORTE DEVELOPMENT.

MR. OKESON requested continuance on these items.

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 5-0 (LARSEN and CALKINS not present) to continue these items to September 1, 1988 at 2:30 p.m.

ITEM-14 DISPLAY AND/OR DISTRIBUTION OF COMMUNITY PLANS AND PUBLIC FACILITY PLANS AT HOUSING SALES OFFICES.

JOE COMPTON presented Planning Department Report No. 88-317.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by KARL ZOBELL, the Commission voted 3-2 (BENN AND OQUITA voting in the negative with LARSEN and CALKINS not present) to not recommend implementation of this program.

RECESS, RECONVENE

The Commission recessed at 3:00 p.m. and reconvened at 3:05 p.m.

ITEMS-19 INITIATION OF THREE PRECISE PLAN PROPOSALS IN THE OTAY MESA COMMUNITY PLAN AREA

MIKE STANG presented Planning Department Report No. 88-326.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by AL KERCHEVAL, the Commission voted 5-0 (LARSEN and CALKINS not present) to initiate the precise plans as recommended by staff.

ITEMS-20 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 3:20 p.m.