

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
SEPTEMBER 1, 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 9:00 a.m.
The Planning Commission adjourned at 3:20 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-present
Michael J. Stepner, Assistant Planning Director-present
Lee Okeson, Deputy Director, Development 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 28, 1988.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 4-0 (PESQUEIRA, BENN and CALKINS not present) to approve the minutes of July 28, 1988.

ITEM-2 STREET ACTION 88-521 -- THE VACATION OF BEECH STREET EAST OF PARROT STREET

COMMISSION ACTION

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

ITEM-3 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

JIM McLAUGHLIN presented staff report dated June 21, 1988.

No one appeared in opposition to this item.

COMMISSION ACTION

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

ITEM-4 PI BETA PHI SORORITY HOUSE, CONDITIONAL USE PERMIT NO. 88-0311. A REQUEST FOR A CONDITIONAL USE PERMIT AND CONSTRUCTION OF A 1,588-SQUARE-FOOT ADDITION TO THE EXISTING SORORITY HOUSE. LOCATED ON THE NORTHWEST SIDE OF COLLEGE PLACE IMMEDIATELY TO THE WEST OFF COLLEGE AVENUE AND SOUTH OF MONTEZUMA ROAD IN THE R-600 ZONE.

THE SUBJECT PROPERTY IS WITHIN THE DESIGNATED FRATERNITY/SORORITY OVERLAY AREA OF THE STATE UNIVERSITY COMMUNITY PLAN IN THE STATE UNIVERSITY COMMUNITY. EQD NO. 88-0311. LEGAL DESCRIPTION: LOT 1, MARNERVA MANOR, MAP 5824. OWNER/APPLICANT: PI BETA PHI HOUSE CORP.

TOM WILLIAMS presented Planning Department Report No. 88-318.

DAVID SOANES, representing the applicant, indicated he was available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 4-0 (PESQUEIRA, BENN and CALKINS not present) to approve the conditional use permit and certify the Negative Declaration as recommended by staff.

ITEM-5 APPEAL OF THE PLANNING DIRECTOR'S CONDITION OF APPROVAL FOR THE CHEVRON OIL COMPANY CONDITIONAL USE PERMIT NO. 88-0072 FOR OPERATION OF A GASOLINE STATION AND CONVENIENCE STORE. LOCATED ON THE NORTHEAST CORNER AT THE INTERSECTION OF SAN DIEGO AVENUE AND WASHINGTON STREET IN THE C-1 ZONE IN THE UPTOWN COMMUNITY. EQD NO. 88-0072. LEGAL DESCRIPTION: LOT 1, PARCEL 27 OF FAYMAN SUBDIVISION MAP NO. 5787. OWNER/APPLICANT/APPELLANT: CHEVRON U.S.A. INCORPORATED

Because only four Commissioners were present to consider this item, the Chair asked if the applicant wished a continuance.

The applicant requested a continuance.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 4-0 (BENN, CALKINS and PESQUEIRA not present) to continue this item to September 8, 1988 at 10:30 A.M.

RECESS, RECONVENE

The Commission recessed at 9:25 A.M. and reconvened at 9:30 A.M.

ITEM-6 APPEAL OF THE PLAZA MANOR COMPREHENSIVE SIGN PLAN, CSP NO. 88-0123. LOCATED ALONG CAMINO DE LA PLAZA, SOUTH AND EAST OF I-5, EAST OF WILLOW ROAD, NORTH OF CAMINO DE LA PLAZA IN THE C-1 ZONE IN THE TIA JUANA RIVER VALLEY COMMUNITY. EQD NO. 88-0123. LEGAL DESCRIPTION: PARCELS 1 THRU 5 OF PARCEL MAP 6861. OWNER/APPLICANT/APPELLANTS: PLAZA MAYOR INVESTORS.

GLENN GARGAS presented Planning Department Report No. 88-320.

DON BOWEN, representing the applicant, explained the history of the shopping center. He stated a factory outlet type center would be appropriate for the area.

RUBEN ANDREWS made a slide presentation of the proposed signage for the center.

TED ODMARK, applicant, spoke regarding the viability of the center without an anchor tenant. He stated the economics of the center were fragile and needed whatever assistance could be afforded.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by RALPH PESQUEIRA, the Commission voted 4-1 (ZOBELL voting in the negative with CALKINS and BENN not present) to certify the Negative Declaration and approve the appeal and approve the project adopting the following findings of fact:

- "1. The proposed Comprehensive Sign Plan will not adversely affect the General Plan and the community because of the reduction of visual quality introduced by a flashing electronic sign, flags, and numerous monument signs.
- "2. The proposed Comprehensive Sign Plan will not be detrimental to the health, safety, and general welfare of persons traveling on the adjacent freeways.

"3. The proposed sign program does not comply with the relevant regulations in the Municipal Code. The sign "A" is larger than the code allows and the proposed flags violate the City's sign code. Because of the peculiar geographic location of the center and the adverse economic circumstances that affect this region, it is appropriate to grant these exceptions."

Further, the Commission incorporated into the permit a temporary sign which would be removed when the permanent sign is erected.

ITEM-7 REVIEW OF CONCEPT DRAWINGS FOR THE PRICE, TRONCONE OFFICE BUILDING LOCATED ON "A" STREET BETWEEN COLUMBIA AND STATE STREETS. OWNER: PRICE, TRONCONE AND ASSOCIATES, ARCHITECT: S.G.P.A. APPLICANT: THE CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 88-329.

DAVID REINKER, represent SGPA, requested conceptual approval for the building and indicated 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 5-0 (CALKINS and BENN not present) to approve the concept drawings subject to Attachment 1 as recommended by the Department.

ITEM-8 "ONE HARBOR DRIVE" (METROPOLIS) RESIDENTIAL CONDOMINIUM, LOCATED SOUTH OF J STREET AT THIRD AVENUE. DISCLOSURE: DEVELOPERS - HARBOR DRIVE VENTURE COMPOSED OF SENTURIA INVESTMENTS, INC., A CALIFORNIA GENERAL PARTNERSHIP, AND S&E VENTURES, A NEVADA GENERAL PARTNERSHIP, MADE UP OF STARK USA, LTD. AND CRAWFORD PROPERTIES INVESTMENTS BOTH FROM NEVADA. APPLICANT: CENTRE CITY DEVELOPMENT CORP.

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

MARIANNE MUNSELL presented Planning Department Report No. 88-330.

JIM MILCH, attorney representing the applicant, spoke in support of the project and indicated they were available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and BENN not present) to find the project in conformance with the appropriate ordinances and redevelopment plan and to further recommend approval of a variance to the building material requirement of 50 percent glass and 50 percent other material.

KARL ZOBELL assumed Chair of the meeting.

ITEM-9 GOLDEN GIRLS, LIMITED - DISPOSITION AND DEVELOPMENT AGREEMENT, CONCEPTUAL DESIGN REVIEW - SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION. LOCATED IN THE GATEWAY CENTER EAST REDEVELOPMENT PROJECT IN THE SOUTHEAST SAN DIEGO COMMUNITY. LOT 21 OF THE GATEWAY CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 ON THE SOUTH SIDE OF GATEWAY CENTER WAY BETWEEN STATE ROUTE 15 AND BOUNDARY STREET. OWNER/APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: GOLDEN GIRLS, LIMITED.

AL KERCHEVAL abstained from discussion and vote on this item.

TIM PAWLAK presented Planning Report No. 88-335.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 4-0 (KERCHEVAL abstaining with BENN and CALKINS not present) to approve the concept drawings for the project.

RECESS, RECONVENE

The Commission recessed at 10:30 A.M. and reconvened at 11:00 A.M.

ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-11 LOCAL COASTAL PROGRAM/CATEGORICAL EXCLUSION ORDINANCE AMENDMENT. CITY-INITIATED REQUEST FOR AN AMENDMENT TO THE CITY'S LOCAL COASTAL PROGRAM TO INCORPORATE A CATEGORICAL EXCLUSION FOR URBANIZED AREAS OF THE COASTAL ZONE WHICH DO NOT HAVE SENSITIVE COASTAL RESOURCES. THE CATEGORICAL EXCLUSION WOULD NOT REMOVE AREAS FROM THE COASTAL ZONE NOR WOULD IT EXEMPT DEVELOPMENT FROM THE NEED TO OBTAIN OTHER DISCRETIONARY PERMITS. APPLICANT: CITY OF SAN DIEGO.

MARY WRIGHT presented Planning Department Report No. 88-327.

DEBRA LEE, representing the Coastal Commission, responded to questions from the Commission regarding categorical exclusions.

RUTH SCHNEIDER, Chairman of the Otay-Mesa Community Planning Group, spoke in opposition to the categorical exclusions indicating that requiring noticing to affected property owners would assist in reviewing projects in their community.

MARK DODGE, Ocean Beach Planning Board, indicated his opposition to the Categorical Exclusion Ordinance Amendment. He explained that without noticing, it was possible that projects might be approved that otherwise would not if noticed to area residents.

ROBERT BURNS spoke in opposition to the amendment to the Categorical Exclusion Ordinance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-0 (CALKINS and BENN not present) to recommend approval of the proposed LCP amendment to the City Council.

The Commission recessed at 11:45 A.M. and reconvened at 1:30 P.M.

ITEM-12 APPEAL OF THE PLANNING DIRECTOR'S DECISION FOR THE LAUREL AND FIFTH CENTER PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 87-1135. LOCATED ON THE BLOCK BOUND BY FOURTH AND FIFTH AVENUES AND KALMIA AND LAUREL STREETS IN THE C ZONE IN THE UPTOWN COMMUNITY. EQD NO. 87-1135. LEGAL DESCRIPTION: LOTS A-L, BLOCK 281 OF HORTON'S ADDITION. OWNER/APPLICANT: CHENG DEVELOPMENT, INC. APPELLANTS: ALESSIO INVESTMENT COMPANY DBA FIFTH AVENUE FINANCIAL CENTRE.

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

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and BENN not present) to continue this item to September 15, 1988 at 1:30 P.M.

ITEM-13 SORRENTO HILLS REZONE NO. 86-0573. PROPOSAL TO REZONE A PORTION OF THE SITE FROM A1-1 (HRO) TO M-IP (HRO) (ATTACHMENT 5), 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.

GLENN GARGAS presented Planning Department Report No. 88-338.

LYLE GABRIELSON, representing Rick Engineering, spoke in support of the rezoning.

JOHN MURRAY recommended denial of the requested M-IP rezoning based on environmental concerns.

RANDY HOWELL spoke in opposition to the rezoning and expressed concern about the actual grading and the architectural compatibility of the development with the surrounding area.

BILL SCHUEMAKER spoke in opposition of the rezoning noting its close proximity to the Torrey Pines Park.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by AL KERCHEVAL, the Commission voted 4-0 (ZOBELL abstaining with CALKINS and BENN not present) to approve the subject rezoning and adopt the overriding findings of consideration.

ITEM-14 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-15 LINDA VISTA INTERIM ORDINANCE. THE PROPOSED LINDA VISTA INTERIM ORDINANCE WOULD LIMIT THE PERMITTED RESIDENTIAL DENSITY IN PORTIONS OF THE LINDA VISTA COMMUNITY ZONED FOR SINGLE-FAMILY, MULTIPLE-FAMILY AND COMMERCIAL DEVELOPMENT TO ONE DWELLING UNIT PER 5,000 SQUARE FEET OF PARCEL AREA UNLESS A DISCRETIONARY PERMIT IS OBTAINED. OWNER/APPLICANT: CITY OF SAN DIEGO.

TRACY REED presented Planning Department Report No. 88-311 and further noted memo to the Commission dated August 31, 1988 relative to the exemption of the Silver Terrace area from the ordinance.

MICHAEL BOISVERT, representing the Linda Vista Community Planning Group, spoke in support of the interim ordinance.

MELVIN MCKAY indicated his opposition to the interim ordinance requesting that his property be exempt from this proposal.

SAM CRIVELLO requested exemption from the ordinance for his property.

TRACY REED indicated both speaker's property fell within the exemption because the property owners had submitted application for IDO allocation prior to September 1, 1988.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 to recommend adoption of the emergency ordinance amending the ordinance to exempt

from the provision of the ordinance any development which was granted an Interim Development Ordinance allocation and is in the Linda Vista Community Plan's Subarea 16 Silver Terrace provided the property owner had submitted an application for an IDO allocation prior to September 1, 1988.

RECESS, RECONVENE

The Commission recessed at 2:20 P.M. and reconvened at 2:35 P.M.

ITEMS-16, 17, 18, 19, and 20

Because no reports were available on these items, the Chair indicated a continuance was in order.

JIM MILCH, representing Mira Mesa Ranch North, requested that the Commission forward these items onto the City Council without recommendation.

PAUL PETERSON asked that these items not be delayed and recommended passing them onto Council without recommendation.

DENNIS O'NEILL, representing L & L Partners, indicated they were close to an agreement and stated that it was unfortunate the Commission had not had the opportunity to review the documents.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by PAULA OQUITA, the Commission voted 6-0 (BENN not present) to continue these items to September 8, 1988 at 1:30 P.M.

ITEM-21 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 3:00 P.M.