

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 22, 1988  
9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairman ZoBell at 9:10 a.m.  
The Planning Commission adjourned at 12:10 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  
Assistant Planning Director Michael J. Stepner-present  
Lee Okeson, Deputy Director, Development Planning-present  
Mary Lee Balko, Acting Deputy Director,  
Community Planning-present  
Hal Valderhaug, Deputy City Attorney-present  
Jim McLaughlin, Engineering and Development-present  
Tom Salgado, Principal Planner-present  
Recorder Janet MacFarlane-present

MISCELLANEOUS

The Commission presented the Panda Award to Rick Sayer, architect, representing Progress Construction, for their five-unit apartment project in the Mid-City area.

ITEM-1 MINUTES

APPROVAL OF MINUTES OF SEPTEMBER 1, 1988

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-0 (BENN and CALKINS not present) to approve the minutes of September 1, 1988.

ITEM-1A VARIANCE CASE NO. 19951 - APPEAL OF MIDWAY PLANNED DISTRICT ORDINANCE TO ESTABLISH WATCHMAN QUARTERS AND GRANT VARIANCE FROM PARKING REQUIREMENTS. PROPERTY LOCATED IN THE 3800 BLOCK OF SHERMAN STREET.

KEVIN MCGEE presented Planning Department memorandum dated September 16, 1988.

LYNN HYDELL, attorney representing the applicant, spoke in support of Planning Department recommendation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by PAULA OQUITA, the Commission voted 5-0 (BENN and CALKINS not present) to approve the variance as recommended by the Department.

ITEM-2 INITIATION OF AN AMENDMENT TO THE SOUTHEAST SAN DIEGO COMMUNITY PLAN FOR THE SOUTHCREST - STATE ROUTE 252 CORRIDOR REDEVELOPMENT PLAN. THIS IS A REQUEST TO REDUCE THE SOUTHEAST SAN DIEGO COMMUNITY PLAN INDUSTRIAL LAND USE DESIGNATION AREA IN ORDER TO INCREASE THE COMMERCIAL AND RESIDENTIAL ELEMENTS WITHIN THE 252 CORRIDOR PORTION OF THE SOUTHCREST REDEVELOPMENT PLAN. OWNER: CITY OF SAN DIEGO. APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC).

AL KERCHEVAL abstained from discussion and vote on this item.

NANCY SCHWARZ presented Planning Department Report No. 88-361.

VERNA QUINN, Southeast San Diego Development Committee, stated that the Community Planning Group had not taken an official vote on the plan amendment but the community had been involved in the 252 Corridor issue.

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 initiate the plan amendment as recommended by staff.

ITEM-3 This item had been removed from the agenda.

ITEM-4 APPEAL OF THE PLANNING DIRECTOR'S CONDITIONS OF APPROVAL FOR THE UNOCAL CORPORATION CONDITIONAL USE PERMIT NO. 88-0105 FOR OPERATION OF A GASOLINE SERVICE STATION. LOCATED ON THE NORTHWEST CORNER AT THE INTERSECTION OF CLAIREMONT DRIVE AND DENVER STREET IN THE CA ZONE IN THE CLAIREMONT COMMUNITY. EQD NO. 88-0105. LEGAL DESCRIPTION: LOT 3, OF CLAIREMONT SUBDIVISION, MAP NO. 6155. APPLICANT/APPELLANT: UNOCAL CORPORATION OF CALIFORNIA

TOM WILLIAMS presented Planning Department Report No. 88-362.

GREG BATTLE, representing the applicant, spoke in support of the 24-hour service station operation. He stated the service station was located in close proximity to the interstate highway and noted the service station east of them was allowed to operate on a 24-hour basis.

ROBERT COLLIN, representing the Costa Viva Homeowners Association, complained about the noise problem associated with the service station and recommended the hours be limited.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-0 (BENN and CALKINS not present) to deny the appeal and retain the limiting hours of operation for the service station as recommended by the staff.

RECESS, RECONVENE

The Commission recessed at 9:45 a.m. and reconvened at 9:50 a.m.

ITEM-5 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR TO APPROVE LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 88-0754 FOR A 12-UNIT CONDOMINIUM BUILDING. LOCATED ON THE NORTHEAST CORNER OF CAMINO DEL ORO AND VALLECITOS IN THE MF-2 ZONE IN THE LA JOLLA SHORES PLANNED DISTRICT. APPLICANT: ADMA CO., INC., APPELLANTS: LA JOLLA SHORES ASSOCIATION.

JERRY HITTLEMAN presented Planning Department No. 88-359.

LARRY KELLER, representing the La Jolla Shores Association, spoke regarding the specific requirements and questioned whether the issue of a variance could be considered. He spoke in opposition to the project.

CRAIG BEAM, attorney representing the applicant, spoke in support of the project.

LARRY KELLER, questioned the amount of glass to be used on the structure indicating it did not conform with the ordinance.

CAMERON CAMPBELL spoke in opposition to the project.

CRAIG BEAM stated approval the project would not establish a precedent for the area.

COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission 4-1 (ZOBELL voting in the negative with BENN and CALKINS not present) to deny the appeal and approve the permit according to staff recommendation.

- ITEM-6 SALVATION ARMY NORTH CITY CITADEL, CONDITIONAL USE PERMIT CASE NO. 88-0098. LOCATED ON THE NORTH WEST CORNER OF BALBOA AVENUE AND CLAIREMONT DRIVE IN THE R1-5000 AND CN ZONES IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 88-0098. LEGAL DESCRIPTION: PORTION OF PUEBLO LOT 1209, PUEBLO LANDS, MISCELLANEOUS MAP NO. 36 AND LOT 1210, CLAIREMONT UNIT NO. 8, MAP NO. 2889. OWNER: DAVID GARFIELD. APPLICANT: SALVATION ARMY.

The Commission trailed consideration of Item 6.

- ITEM-6A CALIFORNIA CURL CORPORATION - DISPOSITION AND DEVELOPMENT AGREEMENT, CONCEPTUAL DESIGN REVIEW - SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION. LOCATED I THE GATEWAY CENTER EAST REDEVELOPMENT PROJECT IN THE SOUTHEAST SAN DIEGO COMMUNITY. LOTS 7-9 OF THE GATEWAY CENTER EAST BUSINESS PARK, UNIT NO. 1, MAP NO. 11512 ON THE EAST SIDE OF GATEWAY CENTER WAY, NORTH OF MARKET STREET, WEST OF BOUNDARY STREET. APPLICANT: SOUTHEAST ECONOMIC DEVELOPMENT CORPORATION (SEDC). DEVELOPER: CALIFORNIA CURL CORPORATION.

It was reported that the applicant, as well as those in opposition to this project, were in agreement on a continuance.

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 continue this item to October 13, 1988 at 9:30 a.m.

RECESS, RECONVENE

The Commission recessed at 10:45 a.m and reconvened at 10:50 a.m.

ITEM-6 SALVATION ARMY NORTH CITY CITADEL, CONDITIONAL USE PERMIT CASE NO. 88-0098. LOCATED ON THE NORTH WEST CORNER OF BALBOA AVENUE AND CLAIREMONT DRIVE IN THE R1-5000 AND CN ZONES IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 88-0098. LEGAL DESCRIPTION: PORTION OF PUEBLO LOT 1209, PUEBLO LANDS, MISCELLANEOUS MAP NO. 36 AND LOT 1210, CLAIREMONT UNIT NO. 8, MAP NO. 2889. OWNER: DAVID GARFIELD. APPLICANT: SALVATION ARMY.

GLENN GARGAS presented Planning Department Report No. 88-364.

TIM GRAVES, Chairman of the Clairemont Mesa Development Committee, stated his planning group decided not to make a formal recommendation on the project because of conceptual traffic problems. He explained the planning group met five times with the applicant to discuss this project.

LEO SULLIVAN, representing the Salvation Army, spoke in support of the project.

MIKE MATALON, architect for the project, reviewed the plans for the church and related facilities.

CHUCK STRONG, representing Fedderhart Traffic Engineers, spoke regarding the traffic circulation for the area.

MARY LITTEN, area resident, spoke in opposition to the church. She noted her opposition was based on undesirables that might be attracted to the facility and stated there were few children in the area to need the services of a nursery.

LONNIE KERNS, area resident, spoke in opposition. He based his opposition on the indigents that could be drawn to this facility.

MARILYNN ELLIOTT spoke in opposition.

THOMAS ALSPAUGH, area resident, spoke in opposition to the church facility based on the indigents that could be drawn to the neighborhood.

JAMES CASTELLUZZO, area resident, stated he lived immediately adjacent to the project and was opposed because of the traffic that it would generate and the fact that it was not compatible with the area.

JAMES CHRISTENSEN spoke in opposition based on the traffic impact and congestion in the area.

JANET SMITH, area resident, spoke in opposition stating there were many school age children in the area and there would be traffic on the roadways on Sundays when children were out playing.

MERLIN OSTERHAUS stated the project would add to the traffic problems in the area. He stated he was concerned with the size of the classes, the size of the meetings and the type of use for the facility.

MR. BURNS spoke against the project.

SYBIL INGBER spoke in opposition to the project based on her concern about traffic and the vague use proposed for this facility.

MARY SMITH, area resident, spoke regarding the traffic problems on Clairemont Drive indicating something needed to be done.

LEO SULLIVAN stated the primary concern of the neighbors seem to be the traffic and the possible attraction to the homeless and transients. He explained this facility was different than other facilities in the County and they would not be providing the facilities and services at this location to serve the homeless.

MAJOR LOVE, representing the Salvation Army, indicated he was willing to include conditions in the permit restricting its use.

#### COMMISSION ACTION

On motion of PAULA OQUITA, seconded by YVONNE LARSEN, the Commission voted 5-0 (BENN and CALKINS not present) to continue this item on October 6, 1988 at 1:30 p.m. The purpose of this continuance was to afford an opportunity to develop specific uses to be allowed at the facility. It was further noted the Commission favored deletion of Condition 14.

ITEM-7 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

AL KERCHEVAL distributed a recent article in a series of articles by the San Diego Tribune discussing affordable housing in San Diego.

ADJOURNMENT

The Commission adjourned at 12:10 p.m. in order to conduct a field trip to the Pacific Beach area.