

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
SEPTEMBER 28, 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 9:10 a.m.  
The Planning Commission adjourned at 12:00 noon for field trip.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Yvonne Larsen-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-present  
Commissioner Chris Calkins-present  
George Arimes, Assistant Planning Director-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Fred Conrad, Chief Deputy City Attorney-present  
Betsy McCullough, Principal Planner-present  
Jim Ragsdale, Principal Planner-present  
Stacie Plante, Engineering and Development-present  
Bob Korch, Acting Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 7, 1989

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve the minutes of September 7, 1989.

ITEM-2 INITIATION OF THE PROPOSED SOUTH PALM PRECISE PLAN WITHIN THE COMMUNITY OF OTAY MESA. APPROXIMATELY 200 ACRES OF LAND LOCATED EAST OF INTERSTATE 805 BETWEEN OTAY MESA ROAD AND PALM AVENUE.

GAIL GOLDBERG presented Planning Department Report No. 89-441.

STEPHEN SILVERMAN, representing Rick Engineering, indicated he was available for Commission questions regarding the initiation. He also stated that any planning for the area would take into consideration possible expansion of Brown Field as major airport.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by EDWARD REYNOLDS, the Commission voted 6-1 (BENN voting in the negative) to initiate the South Palm Precise Plan as recommended by staff and to further indicate that a study of the area should incorporate consideration on the effect of a possible navigational easement or other necessary easements for a future airport in the area.

ITEM-3 COUNTY LEASE/GATEWAY CENTER EAST - CONFORMANCE WITH GENERAL PLAN.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by CHRIS CALKINS, the Commission voted 7-0 to continue this item to October 19, 1989 at 9:00 a.m.

ITEM-4 KEARNY MESA COMMUNITY PLAN UPDATE.

Messrs. ZOBELL and CALKINS abstained from discussion and vote on this item. Vice-Chairman PESQUEIRA assumed Chair of the meeting.

Mr. RAGSDALE explained that the hearing was an opportunity to take further public testimony as well as comments from the Commissioners regarding the proposed update.

HAL HOFHERR, representing General Dynamics, spoke in opposition to the proposed zoning for the General Dynamics site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 5-0 (CALKINS and ZOBELL abstaining) to continue this item for another renoticed hearing.

KARL ZOBELL assumed Chair of the meeting.

ITEMS-5 SAN PASQUAL VALLEY PLAN AMENDMENT, PROGRESS GUIDE AND  
AND 6 GENERAL PLAN AMENDMENT, AND APPROVAL OF CONDITIONAL USE PERMIT 89-0183, VINEYARD PARCEL/GOLF COURSE. THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 35 MILES NORTH OF DOWNTOWN SAN DIEGO, ABOUT ONE-HALF MILE NORTH OF LAKE HODGES, THREE-QUARTERS OF A MILE EAST OF BEAR VALLEY PARKWAY AND THE NORTH COUNTY FAIR REGIONAL MALL AND JUST SOUTH OF SAN PASQUAL ROAD AND THE SAN PASQUAL WINERY. OWNER/APPLICANT: CITY OF SAN DIEGO/CITY OF ESCONDIDO.

JIM OVERSTREET and GLENN GARGAS presented Planning Department Report No. 89-412.

JONATHAN BRINDLE, representing the City of Escondido, spoke in support of the project and the plan amendment.

EMILY DURBIN, representing the Sierra Club, spoke in opposition to the plan amendment and conditional use permit. She based her opposition on protection of Lake Hodges as a potable water source as well as the loss of habitat to the Black-tailed Gnatcatcher. She also indicated there would be a loss of over one and one-half acres of coastal sage scrub.

JOHN LARSEN, representing RECON, responded to questions from the Commission regarding run-off from golf courses.

COMMISSION ACTION

On motion of LYNN BENN, seconded by EDWARD REYNOLDS, the Commission voted 6-1 (CALKINS voting in negative) to recommend denial of the plan amendment and deny the conditional use permit based on the potential impact the project might have on the water source at Lake Hodges and possible further mitigation measures to the loss of coastal sage scrub.

RECESS, RECONVENE

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

ITEM-7 REZONING CASE NO. 89-0581 CO/HR AND FROM LA JOLLA PLANNED DISTRICT ZONE 1/HR TO LA JOLLA PLANNED DISTRICT ZONE 5/HR. A PORTION OF PUEBLO LOT 1262 OF THE PUEBLO LANDS OF SAN DIEGO, MAP NO. 36 LOCATED AT 7255 GIRARD AVENUE AT THE INTERSECTION OF FAY AVENUE, GIRARD AVENUE AND GENTER STREET IN THE LA JOLLA PLANNED DISTRICT AND LA JOLLA COMMUNITY PLANNING AREA. OWNER/APPLICANT: FARGO INDUSTRIES.

KARL ZOBELL abstained from discussion and vote on this matter. Vice-Chairman PESQUEIRA assumed Chair of the meeting.

TIM PAWLAK presented Planning Department Report No. 89-581.

LOUIS COURTEMANCHE, representing the La Jolla Seville Condominiums, indicated he represented 100 homeowners who lived directly across the street from the project. He stated they were in favor of the zone change as it would be an improvement to the area.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 6-0 (ZOBELL abstaining) to approve the rezoning as recommended by staff.

KARL ZOBELL resumed Chair of the meeting.

ITEM-8 FAMILY FITNESS CENTER - CONDITIONAL USE PERMIT NO. 88-0935.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to continue this item to October 12, 1989 at 9:00 a.m., at the request of the Planning Department.

ITEM-9 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR APPROVING GOLDEN HILL PERMIT 89-0573, A TWENTY-SEVEN-UNIT APARTMENT BUILDING ON 24TH STREET IN GOLDEN HILL. LOCATED AT 1304 24TH STREET, ON THE SOUTH SIDE OF THE STREET, BETWEEN A STREET AND RUSS BLVD., IN SUBAREA 1 OF THE GOLDEN HILL PLANNED DISTRICT. OWNER/APPLICANT: MR. RICHARD ESPOSITO. APPELLANTS: MS. BONNIE POPPE, CHAIR, GREATER GOLDEN HILL PLANNING COMMITTEE AND MR. CHRISTOPHER CELENTINO.

MIKE TUDURY presented Planning Department Report No. 89-467.

BONNIE POPPE, Chairperson of the Golden Hill Planning

Committee, spoke in opposition to the project based that the new Planned District Ordinance set the density at R-2500.

CONNIE McDONOUGH, representing the Golden Hill Planning Committee, spoke in opposition to the project, based on the inappropriate density for the project.

CHRIS CELENTINO, representing the Golden Hill Planning Committee, spoke in opposition to the project.

JERRY McDONOUGH spoke in opposition to the project.

BOBBIE BRADLEY spoke in opposition to the project, stating that parking was a problem in the area.

MARIE COPPOLA indicated her opposition to the project. She stated she had problems pulling out of her driveway and felt the additional units would create further traffic for the area.

BEVERLY McDONOUGH spoke in opposition to the project.

MICHELE MCDUGAL stated she was in opposition to the project because of the negative impact it would create. She stated there was not enough parking in the area and this would increase the density for the area.

JOSEPH COPPOLA spoke in opposition to the project, based on traffic concerns in the area.

MARGARET PALMER GORDON-ESPE spoke in opposition to the project based on the traffic and the parking needs that would be generated by the project.

RICHARD ESPOSITO, applicant, spoke in support of the project indicating they had followed all the regulations required by the City in developing the project.

BRUCE DAMMANN commented on the structure of the building and its design.

JIM LESTER, real estate developer, spoke in support of the project indicating the area was predominately multi-family.

MATT PETERSON, attorney representing the applicant, spoke in support of the permit. He pointed out that the applicant was requesting no variance from any of the zoning regulations and the design was completely within the existing requirements of the Planned District Ordinance.

KEN BALDWELL commented on the project and the zoning for the area.

COMMISSION ACTION

EDWARD REYNOLDS moved to certify the negative declaration and deny the appeal and approve the permit. YVONNE LARSEN seconded the motion.

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 7-0 to continue this item to October 19, 1989 at 1:30 p.m. They further moved that public testimony would be limited to five minutes on each side and it would deal specifically with the design of the structure.

- ITEM-10 SHARP POST SURGICAL RECOVERY UNIT CONDITIONAL USE PERMIT NO. 89-0947. LOCATED ON THE THIRD FLOOR OF THE EXISTING SEVEN STORY MEDICAL OFFICE BUILDING AT 8010 FROST STREET IN THE CO ZONE IN THE SERRA MESA COMMUNITY. EQD NO. 89-0947. LEGAL DESCRIPTION: PARCEL 2 OF PARCEL MAP NO. 12649 IN THE CITY OF SAN DIEGO. OWNER: SAN DIEGO MEDICAL CENTER ASSOCIATES. APPLICANT: SHARP HEALTH CARE.

PAUL McNEIL presented Planning Department Report No. 89-471.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 7-0 to approve the conditional use permit as recommended by the Department.

- ITEM-11 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 12:00 noon for the purpose of conducting a field trip to the Centre City area and the San Diego Convention Center.