

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
OCTOBER 25, 1990  
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 9:00 a.m.  
The Planning Commission adjourned at 2:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present  
Commissioner Tom La Vaut-present  
Commissioner Ralph Pesqueira-present  
Commissioner Edward Reynolds-present  
Commissioner Scott Bernet-present  
Commissioner Lynn Benn-not present  
Commissioner Chris Calkins-not present  
Michael J. Stepner, City Architect-present  
Fred Conrad, Chief Deputy City Attorney-present  
Jeff Strohming, Engineering and Development-present  
Tom Story, Deputy Director, Development and  
Environmental Services-present  
Arthur Duncan, Principal Planner-present  
Ron Friedman, Principal Planner-present  
Betsy McCullough, Principal Planner-present  
Michael Stang, Principal Planner-present  
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 27, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by TOM LA VAUT, the Commission voted 4-0 (PESQUEIRA abstaining with BENN and BERNET not present) to approve the minutes of September 27, 1990.

ITEM-2 INITIATION OF AN AMENDMENT TO THE BARRIO LOGAN/HARBOR 101 COMMUNITY PLAN, LOCAL COASTAL PROGRAM AND THE BARRIO LOGAN PLANNED DISTRICT ORDINANCE. THESE ACTIONS CONSTITUTE AMENDMENTS TO PLANS AND ORDINANCES PROPOSED TO IMPLEMENT THE BARRIO LOGAN REDEVELOPMENT PLAN WHICH IS BEING PROCESSED CONCURRENTLY. APPLICANT: THE CITY OF SAN DIEGO, PROPERTY DEPARTMENT.

DENISE PRICE presented Planning Department Report No. 90-309.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 5-0 (BENN and CALKINS not present) to initiate amendments to the Barrio Logan/Harbor 101 Community Plan, Local Coastal Program and Planned District Ordinance for the Barrio Logan Redevelopment project.

ITEMS-3 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF THE TRENTON AND 3A STREET PLANNED INFILL RESIDENTIAL DEVELOPMENT. LOCATED BETWEEN TICONDEROGA STREET AND BUNKER HILL STREET AND EAST OF THE TRENTON STREET ALLEY IN THE R1-5000 ZONE IN THE CLAIREMONT MESA COMMUNITY. DEP NO. 89-0956. LOTS 29-36 OF BLOCK 5 OF MAP NO. 983. OWNER/APPLICANT/APPELLANTS: JAMES R. TOONE.

KIRK DAKAN presented Planning Department Report No. 90-311.

JOHN LEPPERT, civil engineer representing the applicant, spoke in support of the permits. He reviewed the proposed development, explaining the necessity for the requested variance.

ROBERT SLAGUE spoke in opposition to the development. He based his opposition on drainage problems in the area and traffic access. Additionally, he felt the project should conform to the regulations under the resource protection ordinance, even though it would mean fewer, smaller units.

DICK MITCHELL stated the project did not conform with the character of the neighborhood and was opposed to the development.

PAT SKIDMORE spoke in opposition to the canyon vegetation plan associated with the project's development as well as traffic access to the homes.

ROSE GUERRERO stated there were parking problems in the area and was opposed to the additional homes being built in the area.

Public testimony was closed.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by TOM LA VAUT, the Commission voted 5-0 (BENN and CALKINS not present) to certify the negative declaration, deny the appeal and approve the permit.

RECESS, RECONVENE

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

ITEMS-4 PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 90-0100 AND 4A & 4B VESTING TENTATIVE MAP NO. 90-0100. REZONE CASE NO. 89-1323 (EOT). LOCATED ON THE WEST SIDE OF CARMEL MOUNTAIN ROAD BETWEEN RANCHO CARMEL DRIVE AND CONFERENCE WAY IN THE A-1-10 (PROPOSED CA) ZONE IN THE CARMEL MOUNTAIN RANCH COMMUNITY. EAS NO. 89-1323. A PORTION OF PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 15107. OWNER: CARMEL MOUNTAIN RANCH. APPLICANT: WATT INDUSTRIES INC.

BOB MANIS presented Planning Department Report No. 90-339.

JIM DAWE, attorney representing the applicant, concurred with staff recommendation and indicated they were available for Commission questions.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 5-0 (BENN and CALKINS not present) to certify the negative declaration, and approve the map, rezone and permit as recommended by staff.

ITEM-5 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-6 CONDITIONAL USE PERMIT NO. 90-0667 TO OPERATE AN EDUCATIONAL FACILITY IN AN INDUSTRIAL PARK WITHIN AN OFFICE-INDUSTRIAL BUILDING, AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 84-0109. LOCATED AT 9682 VIA EXCELENCIA, EAST OF BLACK MOUNTAIN ROAD, WEST OF INTERSTATE 15, SOUTH OF CARROLL CANYON ROAD, NORTH OF MIRAMAR ROAD AND IS DESCRIBED AS MIRAMAR WOOD INDUSTRIAL PARK, LOT NOS. 3, 4 AND 5 OF MAP NO. 10234, IN THE MIP ZONE AND IN THE MIRA MESA COMMUNITY. DEP NO. 90-0667. OWNER: L.A. MIRAMAR LTD. APPLICANT: WEST COAST UNIVERSITY AND CHAPMAN COLLEGE.

TRACY REED presented Planing Department Report No. 90-338.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to approve the conditional use permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 10:20 a.m. and reconvened at 1:30 p.m.

ITEM-7 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-8 AMENDMENT TO CHAPTER X, ARTICLE 3, DIVISION 1 OF THE MUNICIPAL CODE, AMENDING SECTION 103.0101E. TO CHANGE THE PUBLIC NOTICING REQUIREMENTS FOR PLANNED DISTRICTS. THIS ITEM IS A PROPOSED AMENDMENT TO THE NOTICE OF HEARINGS SECTION OF THE GENERAL PROVISIONS OF THE PLANNED DISTRICTS ORDINANCE (THE IMPLEMENTING LEGISLATION WHICH DEALS WITH HOW PLANNED DISTRICTS ARE SET UP AND ADMINISTERED). THE AMENDMENT WOULD CHANGE THE PUBLIC NOTICING REQUIREMENTS FOR AMENDMENTS TO THE VARIOUS PLANNED DISTRICT ORDINANCE.

RON BUCKLEY presented Planning Department Report No. 90-344.

DEIRDRE LEE, representing Uptown Planners, spoke in support of the amendment.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (BENN, CALKINS and BERNET not present) to approve the amendment to the ordinance as recommended by staff, modified to authorize at the discretion of the Department, advertising in an additional newspaper of public circulation.

ITEM-9 AMENDMENT TO CHAPTER X, ARTICLE 3, DIVISION 15, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 103.1504J TO REINSTITUTE THE DEMOLITION REVIEW PROCEDURE PREVIOUSLY REQUIRED UNDER THIS SECTION. AMENDING MUNICIPAL CODE SECTION 103.1504J OF THE MID-CITY COMMUNITIES PLANNED DISTRICT ORDINANCE TO REINSTITUTE THE DEMOLITION REVIEW PROCEDURE WHICH LAPSED ON JUNE 29, 1990.

RON BUCKLEY presented Planning Department Report No. 90-343.

DEIRDRE LEE, representing Uptown Planners, spoke in support of the demolition review procedure.

JOHN MAYERS spoke in support of staff recommendation.

KARSTEN GJEMRE urged Commission to continue the demolition review procedure.

LARRY CUSHMAN spoke in opposition to the review procedure.

MICHAEL GRUNDLER spoke in opposition and asked there be a mechanism that would allow exemption from the ordinance.

Public testimony was closed.

COMMISSION ACTION

RALPH PESQUEIRA moved to reinstitute the demolition review procedure with the amendment that it expire in two years unless brought back to Commission and Council for an extension request. TOM LA VAUT seconded the motion.

The maker of the motion and seconder withdrew this motion.

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (BENN, BERNET and CALKINS not present) to recommend denial of the demolition review procedure.

ITEM-10 PROJECT MANAGEMENT AND APPLICATION REVIEW.

This item was rescheduled to November 8, 1990.

ITEM-11 WORKSHOP - WORK FURLOUGH FACILITIES

This item was rescheduled to November 8, 1990.

ITEM-12 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 2:15 p.m.