

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 12, 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 9:00 a.m.
The Planning Commission adjourned at 2:30 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Scott Bernet-present
Commissioner Edward Reynolds-present
Commissioner Chris Calkins-present
Commissioner Lynn Benn-not present
George Arimes, Assistant Planning Director-present
Fred Conrad, Chief Deputy City Attorney-present
Ron Lochhead, Engineering and Development-present
Tom Salgado, Principal Planner-present
Recorder Janet MacFarlane-present



ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 21, 1989

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 5-0 (BERNET not voting with BENN not present) to approve the minutes of September 21, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0536, 4304 FANUEL STREET. MUST BE REMOVED FROM THE AGENDA AND RE-SCHEDULED.

This item was withdrawn from the agenda.

ITEM-3 COASTAL DEVELOPMENT PERMIT NO. 89-0592. PROJECT NAME: PERRY RESIDENCE. THE PROJECT PROPOSES THE CONSTRUCTION OF A 3,976-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A THREE-CAR ATTACHED GARAGE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF DE MAYO COURT, SOUTH OF DEL MAR HEIGHTS ROAD. LOCATION: DE MAYO COURT, LOT 5. APPLICANT: DANIEL S. PERRY.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to approve the consent item.

ITEM-4 REVIEW OF COUNTY OF SAN DIEGO ALTERNATIVE COURTROOM SITES - COMMUNITY AND GENERAL PLAN CONSISTENCY. APPLICANT: COUNTY OF SAN DIEGO, DEPARTMENT OF GENERAL SERVICES.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the consent agenda.

ITEM-5 STREET ACTION SA 89-521 -- THE VACATION OF BANCROFT STREET BETWEEN PALM STREET AND NUTMEG STREET. APPLICANT: ANTHONY G. CUTRI FOR ST. AUGUSTINE HIGH SCHOOL.

The Commission trailed discussion of Item 5.

ITEM-6 FAMILY FITNESS CENTER CONDITIONAL USE PERMIT NO. 88-0935; (AMENDMENT TO CUP 10-606-0). LOCATED AT 9550 MIRAMAR ROAD BETWEEN CANDIDA STREET AND BLACK MOUNTAIN ROAD IN THE M-1B IN THE MIRA MESA COMMUNITY. EQD NO. 88-0935. OWNER: MCD MARK II. APPLICANT: FAMILY FITNESS CENTERS, INC.

BOB MANIS presented Planning Department Report No. 89-490.

ROBERT CAPLAN, attorney representing the applicant, stated they concurred with staff recommendation, but asked that an additional sign be permitted on the building.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (BENN not present) to certify the negative declaration and approve the CUP as recommended by staff.

ITEM-5 STREET ACTION SA 89-521 -- THE VACATION OF BANCROFT STREET BETWEEN PALM STREET AND NUTMEG STREET. APPLICANT: ANTHONY G. CUTRI FOR ST. AUGUSTINE HIGH SCHOOL.

RON LOCHHEAD presented a report from the Engineering and Development Department with respect to the street vacation.

MIKE McDADE, attorney representing the St. Augustine High School, indicated his support for the project.

FATHER SANDERS, gave a history of the school's development and purchase of the property in 1922.

MIKE McDADE, speaking in support of the project, pointed out this was the only school campus in San Diego that had a public street running through the campus.

ANTHONY CUTRI, architect for the project, spoke regarding the issues raised at the previous hearing.

NATHAN JONES, St. Augustine High School, spoke in support of the street vacation stating the area was very dangerous for pedestrian traffic.

ERNIE ROETTGER, St. Augustine High School, spoke regarding the dangerous intersection noting he had a recent accident which occurred because of poor visibility.

MARY BERNARDINO, stated as a concerned parent, the students had little time to get from class-to-class during the day and felt that the street should be closed for safety reasons.

JOHN McCARTY, Bancroft Street resident, stated it was a dangerous intersection and it would be an improvement if the street were closed.

PHYLLIS CABANILLAS stated it was an unsafe condition to have the street in the middle of a campus. She felt it would enhance the neighborhood to have the street closed.

SANDRA WHALEN stated that she had witnessed the area on weekends when there were activities at the school. She felt that it was a hazard for the smaller children who cannot be seen over the parked cars on that street.

RICHARD WHITON stated the area residents were opposed to the street vacation and his main concern was that the traffic was going to be changed from Bancroft onto his street at 33rd and Palm area.

RAUL ZACHNISSN stated parking was his main concern as he did not have any off-street parking for his home. He stated he was also objecting to the noise and cited as an example, football practice that started in the early hours of the day.

DAN HIATT stated he lived across from the football field and was opposed to the street closure.

VIVIAN BLAKE spoke in opposition to the street vacation citing parking problems in the area as her reason for opposition.

JOHN DORN stated he was opposed to the street vacation and stated that he had a petition with 406 signatures that were also opposed to the street vacation.

JOHN FREEMAN spoke in opposition to the street vacation.

JEFF WADE, resident of 33rd Street, spoke in opposition to the street vacation.

FRANK WOJAK stated he lived on 32nd Street since 1947. He stated he lived directly across the street from the school and never had a problem with noise. He noted most of the parking was done on 32nd, Palm and Olive and he was in support of the street vacation.

FRANK KONYN, St. Augustine student, commented on street widths of the area and spoke in support of the street vacation.

KEVIN KRINER, St. Augustine student, stated he felt the street vacation would help the parking problems in the area.

RICHARD WHITON stated the traffic study was conducted by a consultant hired by the school. He felt, therefore, that invalidated the study and an independent study conducted by someone hired by the City should have been done.

MIKE McDADE, speaking in support off the project, stated the City had evaluated the need for the street and felt that it was not needed.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-2 (BERNET and CALKINS voting in the negative with BENN not present) to approve the subject street vacation.

RECESS, RECONVENE

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

ITEM-7 SAN DIEGO RESTITUTION AND CORRECTION CENTER, CONDITIONAL USE PERMIT CASE NO. 89-0524. LOCATED AT 502 TENTH AVENUE, ON THE NORTH WEST CORNER OF TENTH AVENUE AND ISLAND STREET, SOUTH OF MARKET STREET, AND EAST OF NINTH AVENUE IN THE CSX ZONE IN THE CENTRE CITY COMMUNITY. EQD NO. 89-0524. OWNER/APPLICANT: PDS ASSOCIATES/ROBBIE EDWARDS.

GLENN GARGAS presented Planning Department Report No. 89-491.

JERRY CLUFF, represented the applicant, spoke in support of the project. He indicated the project would enhance the existing building through renovation which was otherwise vacant.

JULIE PORTER, Department of Corrections, explained the pre-release program.

SAM GRAVES stated he owned property behind the subject property. He stated he was not opposed to the program, however, this was a very difficult neighborhood to locate a business and was opposed because of the high concentration of these facilities in the general area.

JARAY MORRIS, representing the Hotel Heritage, stated he did not believe the facility would benefit the neighborhood nor the clients that it would serve.

DAVID DUEA, area property owner, stated there has been a deterioration in the neighborhood because of the over-concentration of these types of facilities in the area.

JOHN APOSHIAN stated he operated a business on Market Street. He stated the area was very undesirable because of the people that frequented many of these establishments and he did not want to see any more of these type of people in the area.

GEORGE MACARTIE, 1035 Market Street, stated there were five social service agencies in the immediate area and he was opposed to any more.

JAMES HUGHES stated he was a business and property owner in the area. He stated there were many valid reasons why this was not a good location for the project and spoke in opposition.

JEFFREY CLUFF stated the property was already distressed. He pointed out the people who would be occupying this facility would be supervised. He stated this was a State and County program and the occupants' conduct would be regulated.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 4-2 (LARSEN and BERNET voting in the negative with BENN not present) to certify the negative declaration and approve the conditional use permit adopting the appropriate findings of fact.

ITEM-8 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-9 AN APPEAL OF THE PLANING DIRECTOR'S APPROVAL OF HILLSIDE REVIEW AND RESOURCE PROTECTION ORDINANCE (HRP/RPO) PERMIT NO. 88-0540. THE REALIGNMENT AND WIDENING OF EL CAMINO REAL TO A SIX-LANE MAJOR ROADWAY FROM CARMEL VALLEY ROAD TO APPROXIMATELY 500 FEET SOUTH OF ARROYO SORRENTO ROAD. THE LEGAL DESCRIPTION IS DESCRIBED AS A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM AND PARCELS 1, 2 AND 3, PARCEL MAP NO. 14873. THE PROJECT SITE IS LOCATED EAST OF INTERSTATE 5 AND SOUTH OF CARMEL VALLEY ROAD WITHIN THE NORTH CITY WEST AND SORRENTO HILLS COMMUNITY PLANNING BOUNDARIES AND THE A-1-1 ZONE. APPLICANT: AMERICAN NEULAND ASSOCIATES.

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

TED SHAW presented Planning Department Report No. 89-485.

OPAL TRUEBLOOD, appellant, stated there were two major reasons for the basis of the appeal. She stated it was inappropriate to go forward on a project when the Environment Impact Report had not been finalized and she did not understand how it could proceed when the mitigation for one project was used to mitigate four separate projects. She stated the project did not meeting the findings necessary for approval. She noted the 18 foot cribwall in an area of high visibility.

JOHN DEAN, representing North City West, stated they had been following the realignment of El Camino Real. He stated that they were in support of the proposed realignment as presented and was in favor of Option B. He stated that he did not feel, however, that mitigation for one project could be counted more than once.

JIM WHALEN, representing Newland, spoke in support of the proposed realignment. He stated that the proposed mitigation was 4-1 for the 8/10 of an acre of land that would be disturbed. He pointed out this was in the environmental impact report. He further pointed out that the design of the alignment met the City's requirements for design, speed and grading for safety.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 5-0 (ZOBELL abstaining with BENN not present) to certify the environmental impact report and deny the appeal and approve the permit, modifying the condition that the mitigation replacement would be at a ratio of 1:4.

RECESS, RECONVENE

The Commission recessed at 12:05 p.m. and reconvened in the Twelfth Floor Conference Room at 1:40 p.m.

ITEM-10 FACILITIES BENEFIT ASSESSMENT PROGRAM

This item was trailed.

ITEM-11 TRAFFIC LEVELS OF SERVICE. THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-12 COASTAL DEVELOPMENT PERMIT PROCESSING.

ROBERT GREEN reviewed the Coastal procedure and in particular the Coastal Consent Agenda for the Planning Commission. It was suggested that a list of findings that are necessary for adoption be attached to the report to assist the Commission in reviewing staff reports.

ITEM-10 FACILITIES BENEFIT ASSESSMENT PROGRAM

JIM FAWCETT reviewed the FBA Program with the City and the Commissions involvement in its review.

By consensus, the Commission indicated they wanted to review those modifications, changes or additions to any Facility Benefit Assessment District which would cause a change in timing or a change in scope of the infrastructure improvements for that community. It was pointed out it would be presented for review purposes only. Further, the Commission suggested that the Planning Director could determine whether the changes were substantial in nature and appropriate for Commission review.

MISCELLANEOUS

The Commission indicated an interest in conducting a workshop that would deal specifically with the criteria for evaluating street vacations. It was felt attendance by representatives from the Engineering and well as Attorney's Office would be necessary.

It was further suggested that a workshop be conducted on street design standards having to do with curves and rate of speed.

ITEM-13 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

No one appeared to speak at this time.

ADJOURNMENT

The Commission adjourned at 2:30 p.m.