

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
OCTOBER 19, 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 4:05 p.m.

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-not present
Commissioner Chris Calkins-present
Assistant Planning Director George Arimes-present
Michael Stepner, City Architect-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
Stacie Plante, Engineering and Development-present
Betsy McCullough, Principal Planner-present
Jim Ragsdale, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF SEPTEMBER 28, 1989.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to approve the minutes of September 28, 1989.

ITEM-2 REVIEW OF POSSIBLE LEASE OF PROPERTY TO THE COUNTY OF SAN DIEGO FOR GENERAL PLAN CONSISTENCY. LOCATED AT GATEWAY MEDICAL CENTER, GATEWAY DRIVE, NORTH OF MARKET STREET. OWNER/APPLICANT: COUNTY OF SAN DIEGO, DEPARTMENT OF GENERAL SERVICES.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by RALPH PESQUEIRA, the Commission voted 6-0 (BENN not present) to find the County lease site in conformance with the General Plan.

ITEM-3 CLASSIFICATION OF PROTECTED SINGLE-FAMILY NEIGHBORHOODS AND RELATED REZONES AND PLAN AMENDMENTS, GREATER NORTH PARK.

ANNA McPHERSON presented Planning Department Report No. 89-499.

SUSAN HOEKENGA, representing the North Park Planning Group, stated they were in support of staff recommended rezonings. In addition, Ms. HOEKENGA stated the planning group felt the area north of Adams and Meade should also fall under single-family protection.

JOY GOODALE indicated she was in support of staff's recommendation.

TOM FOX, representing the Normal Heights Community Development Committee, stated they were in support of the recommendation of the Greater North Park Planning Committee and recommended that portions be continued for further study.

CARL PATLAF, resident of Wilshire Terrace, stated he was opposed to any downzoning of his property. He stated this area was not developed single-family.

JOHN MERFERD, Utah Street resident, stated they had been downzoned to R-3000. He stated he wish to maintain the existing zoning as his area was not developed single-family.

CATHY YOUNG, resident of Copley Avenue, stated her area should be under the single-family protection zone.

JUDY ELLIOT, representing the Normal Heights Community Association, asked that a portion of the Normal Heights area be continued for further study.

CYNTHIA MEINHARDT spoke in opposition to the proposed rezoning from MR-1500 to R1-5000 for her property on Monroe Avenue.

STEVE DIXSON stated he was in support of Planning Department's recommendation. He stated the area around Vancouver Street was not single-family.

MEL SHAPIRO, representing the Housing Coalition, spoke in favor of the Planning Department recommendation and was not in support of the planning group's recommendation. He noted these areas were in main transportation corridors.

DR. BARBARA SCHULTZE indicated her opposition that the property on Alabama Street be zoned single-family.

COMMISSION ACTION

On motion CHRIS CALKINS, seconded by KARL ZOBELL, the Commission voted 6-0 (BENN not present) to follow staff's recommendation and approve and recommend adoption of the protected single-family neighborhood map and recommend release of those portions of Greater North Park from the protected single-family ordinance, with that property east of Texas, north of El Cajon, west of 805 to allow time for master plan study of the area.

It was indicated this matter should be renoticed and returned to the Planning Commission in May of 1990.

ITEM-4 CLASSIFICATION OF SINGLE FAMILY NEIGHBORHOODS AND ADOPTION OF MULTI-FAMILY DESIGN REVIEW ORDINANCE IN PACIFIC BEACH.

KERRY VARGA presented Planning Department Report No. 89-805.

BRUCE JOHNSON, representing the Pacific Beach Community Planning Committee, spoke in support of staff's recommendation to release certain areas from Pacific Beach from the single-family protection ordinance and to adopt design review for the area.

FLORENCE BRAY indicated she owned property in Pacific Beach and it was in support of staff's recommendation to release her property from the single-family protection ordinance.

JOHNNY RHO stated he was opposed to the design guidelines.

AL STROHLEIN spoke in opposition to the design guidelines for the Pacific Beach area.

BIRGIT STIKO spoke in opposition to the single-family protection ordinance.

LORRAINE TRUP stated she was opposed to the imposition of the single-family protection map on her property and wished it to be removed.

JIM JOHNSON, architect, spoke against the design guidelines proposed by the Planning Department.

SPENCER LAKE stated he was opposed to the multi-family design review criteria.

KEN KELLOGG stated he was opposed to the design guidelines because they would inhibit architectural style.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by KARL ZOBELL, the Commission voted 5-1 (REYNOLDS voting in the negative with BENN not present) to follow staff's recommendation and require a PRD for any construction of multi-family development in excess of two units until such time as adoption of the multi-family design review ordinance.

On motion of SCOTT BERNET, seconded by CHRIS CALKINS, the Commission voted 6-0 (BENN not present) to approve and recommend adoption of the Pacific Beach Neighborhood Classification Map and recommend release of those areas within Pacific Beach that are zoned and designated for multi-family residential use from the provisions of the single-family neighborhood protection ordinance, as recommended by staff.

ITEM-4A AMENDMENT TO THE MISSION BEACH PLANNED DISTRICT ORDINANCE AND LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES - PARKING REQUIREMENTS. REQUEST BY THE MISSION BEACH PRECISE PLANNING AND IMPLEMENTATION BOARD TO AMEND SECTION 103.0526.16, PARAGRAPH C.1, OF THE MISSION BEACH PLANNED DISTRICT REGULATIONS TO ALLOW CONTINUED PARKING WITHIN YARDS THAT ABUT COURTS, PLACES AND MISSION BOULEVARD FOR BUILDINGS THAT WERE CONSTRUCTED AND WERE USING THEIR REQUIRED YARDS FOR PARKING PRIOR TO FEBRUARY 1, 1979.

KERRY VARGA presented Planning Department Report No. 89-804.

BOB MOORE, Mission Beach resident and member of the Planning Board, spoke in support of the amendment.

JEAN CHANG said that she worked in Mission Beach and recommended a permit parking method be initiated for the area.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 6-0 (BENN not present) to recommend the amendment to the Mission Beach Planned District Ordinance and Local Coastal Program as recommended by staff.

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

ITEM-6 APPEAL OF THE SUBDIVISION BOARDS APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 89-0223. THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF BROADWAY, BETWEEN KLAUBER AVENUE AND SCIMITAR DRIVE, DESCRIBED AS A PORTION OF LOT 8, BLOCK 18 OF TRACT NO. 2 OF ENCANTO HEIGHTS, MAP NO. 1100, TOGETHER WITH THAT PORTION OF LOT 4 1/2 OF ROSEMONT ADDITION TO ENCANTO HEIGHTS, MAP 1133. THE SITE IS WITHIN THE SOUTHEAST SAN DIEGO COMMUNITY PLAN AREA IN THE SF-10000 ZONE. OWNER/APPLICANT: PACER MCKEE CORPORATION. APPELLANT: VERNA M. QUINN - CHAIRPERSON - SOUTHEAST SAN DIEGO DEVELOPMENT COMMITTEE.

JUDY BRASWELL presented Planning Department Report No. 89-481.

VERNA QUINN, Chairperson of the Southeast Development Committee, spoke in opposition to the map. She indicated her planning group had not reviewed the project nor had the applicant provided a presentation to their planning group. She indicated that extensive grading would be required on this site.

EDWIN BUDZINSKI spoke regarding the drainage problems experienced in the area.

GERRY BRAUN, Applicant, spoke in support of the project.

JIM DRAPER, Civil Engineer for the project, spoke regarding the drainage problem and indicated the problems experienced with drainage would be resolved by the requirement of two 30-inch pipes installed on the site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-1 (BERNET voting in the negative with CALKINS not voting and BENN not present) to certify the negative declaration and deny the appeal and approve the map as recommended by staff.

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

ITEMS-8 APPEAL OF THE DECISION OF THE PLANNING DIRECTOR AND THE
AND 9 SUBDIVISION BOARD APPROVING P.I.D. PERMIT NO. 88-0210 AND
TM NO. 88-0210, THE ALLRED/COLLINS BUSINESS PARK WEST, A
134.6-ACRE INDUSTRIAL AND BUSINESS PARK PROJECT WITH 91.1
DEVELOPABLE ACRES. THE INDUSTRIAL AND BUSINESS PARK
CONSISTS OF 21 DEVELOPABLE LOTS, ONE OPEN SPACE LOT,
ROADWAYS, EASEMENTS AND INFRASTRUCTURE, AND IS LOCATED IN
THE SOUTHEAST QUADRANT OF THE INTERSECTION OF
INTERSTATE 805 AND SR-52, IN THE SERRA MESA COMMUNITY.
THIS PROPERTY IS ZONED M-1-B AND A-1-10.
OWNER/APPLICANT: THE ALLRED/COLLINS BUSINESS PARK
PARTNERSHIP. APPELLANTS: THE SIERRA CLUB, SAN DIEGO

KARL ZOBELL abstained from discussion vote on this matter.

Vice Chairman RALPH PESQUEIRA assumed Chair of the meeting.

MIKE TUDURY presented Planning Department Report No. 89-493.

LINDA MICHAEL, representing the Sierra Club, spoke in opposition to the project. She stated that the EIR was inconclusive and stated the proposed design resulted in unmitigated impacts. Further, it was not in conformance with the community plan.

CATHY GAUSTAL, representing the Serra Mesa Community Council, stated they supported the reduced grading alternative and would hope the canyon could be included in the open space.

DOUG ALLRED, applicant, spoke in support of the project stating it was consistent with the Kearny Mesa Community Plan.

DAVE MULLIKEN, attorney representing the applicant, spoke in support of the project. He indicated the issue was that of the environmental impacts and felt that the proposed findings mitigated those impacts to the site.

GENE GERITZ spoke regarding the design of the project.

LINDA MICHAEL commented on the 2-acre canyon and its biological importance.

COMMISSION ACTION

YVONNE LARSEN moved to certify the environmental impact report, deny the appeal and approve the project and map adopting the candidate's findings of overriding consideration. CHRIS CALKINS seconded the motion noting that an additional overriding consideration was the design of the large lot subdivision which would provide a public benefit based on the needs of this type of development within the City. The question was called and the Commission voted 3-2 (BERNET and REYNOLDS voting in the negative with ZOBELL abstaining and BENN not present) to approve the motion. The motion failed for lack of affirmative votes; therefore, the decision of the Planning Director and the Subdivision Board to approve the permit and map was upheld.

RECESS, RECONVENE

The Commission recessed at 12:45 p.m. and reconvened at 2:15 p.m.

- ITEM-10 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 THE 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. 89-494.

The Commission trailed this item.

ITEMs-11 A MID-CITY COMMUNITY PLAN AMENDMENT TO REDESIGNATE 1.05 AND 11A ACRES FROM LOW-DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL AND A REZONE FROM R1-5000 TO CN HOME AVENUE RETAIL CENTER NO. 88-0404. LOCATED ON THE SOUTH SIDE OF HOME AVENUE EAST OF GATEWAY DRIVE AND WEST OF SPILLMAN DRIVE IN THE MID-CITY COMMUNITY. EQD NO. 88-0404. OWNERS: WW TERRACE VIEW VILLAS, LTD. APPLICANT: W. WOLF INDUSTRIES, INC.

JEAN CAMERON presented Planning Department Report No. 89-498.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) to recommend amendment to the Mid-City Community Plan and the appropriate rezoning and to further certify the negative declaration as recommended by staff.

The Commission continued discussion of Item 10 which was trailed earlier.

ITEM-10 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 THE 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.

GAIL MACLEOD, representing the Golden Hill Planning Group, spoke in support of the appeal and denial of the permit. She made a slight presentation and felt the design of the project was not appropriate for the area.

MATT PETERSON, attorney representing the applicant, spoke in support of the project.

BRUCE DAMMANN, architect for the project, made a slight presentation noting that revisions had been made to the design in keeping with the community's concerns.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and CALKINS not present) certified the negative declaration and deny the appeal and approve the project as recommended by staff.

ITEMS-12 APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF NAVAJO LAKE AND 12A MURRAY PLAZA, PLANNED COMMERCIAL DEVELOPMENT, CONDITIONAL USE PERMIT AND REZONE FROM CP TO CO. LOCATED AT THE NORTHWEST CORNER OF NAVAJO ROAD AND LAKE MURRAY BOULEVARD IN THE CO, CP AND R1-5000 ZONES IN THE NAVAJO COMMUNITY. EQD NO. 88-0494. LOT 1 OF SAN CARLOS COMMERCIAL SITE NO. 1, RESUBDIVISION NO. 1, MAP NO. 5298 AND PORTIONS OF LOTS 12, 13 AND 19 OF MAP 4396 IN THE CITY OF SAN DIEGO. OWNER/APPLICANT: NAVAJO LAKE MURRAY PARTNERS. APPELLANTS: HELEN SMITH, PATRICIA PAZ, GERARD MARCHAND, VALERIE MANIGOLD, SANDRA WEXLER.

PAUL McNEIL presented Planning Department Report No. 89-502.

JERRY MARCHAND, appellant, spoke in opposition to the project. He stated his property was directly behind the office building and was in opposition based on the variance for the rear yard setback and the fact that the two-story office building would look down into his property.

DON PAZ stated he was opposed to the project because of the variance with the setback. He said he was also opposed to the retail use of the project.

SANDY WEXLER stated she was concerned with the children going to school in the area and the traffic impacts that this would have in their area.

LEO SULLIVAN, applicant, indicated his support for the project and was available for Commission questions.

MICHAEL GALARNEAU, representing the San Carlos Area Council, indicated his opposition to the project. He noted there was a loss of 3,000 feet of office space as a result of the project.

BARBARA MASSEY, representing the San Carlos Area Council, indicated they approved in concept the project but did not approve the project. She said the finding they did recommend that the parking being closed or underground.

PATRICIA PAZ, area resident, spoke in support of the project.

TIM COHELAN, Applicant, spoke in support of the project.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (ZOBELL and BERNET voting in the negative with BENN and CALKINS not present) to certify

the negative declaration and deny the appeal and approve the permit modifying the condition to include that no fast-food outlets would be allowed on the site such as cooking or frying but a cold service such as deli and coffee will be allowed and to further require that no vehicular access be allowed behind the building.

This motion failed for lack of four affirmative votes; therefore, the Planning Director's decision to approve the permit stands.

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-2 (ZOBELL and BERNET voting in the negative with BENN and CALKINS not present) to recommend approval of the proposed rezoning on the site. This motion failed for lack of four affirmative votes; therefore, this Item will be trailed to the Commission's meeting of November 2, 1989 at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 3:45 p.m. and reconvened at 3:50 p.m.

ITEM 13 APPEAL OF THE THOMAS RESIDENCE COASTAL DEVELOPMENT PERMIT AND SENSITIVE COASTAL RESOURCE PERMIT. THE PROJECT SITE IS LOCATED AT 6378 CAMINO DE LA COSTA IN THE R1-8000 ZONE IN THE LA JOLLA COMMUNITY AND DESCRIBED AS LOT 6, BLOCK 1 OF HERMOSA TERRACE, MAP NO. 4353. OWNER/APPLICANT: DR. AND MRS. ROBERT THOMAS. APPELLANT: ROBERT CAPLAN FOR ROSALYN R. SCHWARTZ

KARL ZOBELL abstained from discussion and vote on this matter.

RALPH PESQUEIRA assumed Chair of the meeting.

ROBERT CAPLAN requested a continuance on this Item.

SAM BLICK, attorney representing the applicant, indicated his opposition to the requested continuance.

In absence of a motion to continue, the Commission continued discussion of this matter.

MARY WRIGHT presented Planning Department Report No. 89-500.

ROBERT CAPLAN, attorney representing the appellant, spoke in opposition to the projects stating that the project was too large for the site.

SAM BLICK, attorney representing the applicant, stated that the proposed development was within the guidelines and they were not requesting any variances and were in compliance with the appropriate code requirements.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by YVONNE LARSEN, the Commission voted 4-0 (ZOBELL abstaining with BENN and CALKINS not present) to deny the appeal and approve the appeal as recommended by staff.

ITEM 14 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 4:05 p.m.