

PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF  
NOVEMBER 30, 1989  
AT 9:00 A.M.  
IN THE COMMITTEE ROOM - 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 3:15 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-present  
Commissioner Chris Calkins-present  
Assistant Planning Director George Arimes-present  
Fred Conrad, Chief Deputy City Attorney-present  
Mary Lee Balko, Deputy Director, Long Range  
Planning-present  
Tom Salgado, Principal Planner-present  
Frank Belock, engineering and Development-present  
Mike Stang, Principal Planner-present  
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF NOVEMBER 2 AND 9, 1989

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 7-0 to approve the minutes of November 2 and 9, 1989, with a correction to Item 5 on Page 4 of the minutes of November 2, 1989.

ITEM-2 COASTAL DEVELOPMENT PERMIT NO. 89-0549. PROJECT NAME: HORNBLEND CONDOMINIUMS. THE PROJECT PROPOSES THE DEMOLITION OF SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF FOUR RESIDENTIAL UNITS WITH ATTACHED GARAGES. THE PROJECT SITE IS LOCATED ON HORNBLEND STREET BETWEEN GRESHAM STREET AND FANUEL STREET IN PACIFIC BEACH. LOCATION: 1361 HORNBLEND STREET. APPLICANT: PHILIP CHODUR.

COMMISSION ACTION

On motion of EDWARD REYNOLDS, seconded by SCOTT BERNET, the Commission voted 7-0 to approve the consent item.

ITEM-3 STREET ACTION SA 89-529 -- THE VACATION OF THE STREET RESERVATION WITHIN PARCELS 2 AND 3 OF PARCEL MAP 13370. APPLICANT: MARIE BURKE LIA FOR DR. WALTER AND JUDITH MUNK, AND DR. PHILIP GROVES.

FRANK BELOCK reviewed the Engineering and Development Department memorandum dated September 13, 1989.

MARIA LIA, attorney representing the applicant, spoke in support of the street vacation explaining this was a private easement that was being vacated.

JUDITH MONK, applicant, spoke in support of the street vacation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-3 (CALKINS, BERNET and BENN voting in the negative) to recommend approval of the street vacation.

ITEM-4 PROPOSED CARMEL VALLEY TRANSPORTATION AND LAND USE PROJECTS UPDATE.

NICK OSLER presented Planning Department Report No. 89-570.

After a general overview of the workshops and hearing that will be coming before the Commission regarding the alignment of State Route 56, it was concluded the next workshop would be held on Thursday, December 14, 1989.

ITEM-5 APPLICATION OF THE HILLSIDE REVIEW OVERLAY ZONE TO PROPERTY IN THE GOLDEN HILL COMMUNITY. APPLICATION OF THE HILLSIDE REVIEW OVERLAY ZONE WAS CONSIDERED IN CONJUNCTION WITH THE GOLDEN HILL IMPLEMENTATION PROJECT FOR PROPERTY ABUTTING BALBOA PARK BETWEEN 21ST AND 24TH STREETS. SUBSEQUENT STUDIES INDICATED THAT THE HILLSIDE REVIEW BOUNDARIES WERE INCORRECTLY MAPPED. THIS ITEM WOULD CORRECT THE PROPOSED HILLSIDE REVIEW BOUNDARIES. APPLICANT: CITY OF SAN DIEGO.

Mary Wright presented Planning Department Report No. 89-558.

BRUCE DAMMANN stated he was opposed to the HR Overlay being proposed for one small section of this property. He asked that staff re-examine this area for the appropriateness of the zone prior to Council consideration.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 7-0 to approve application of the HR Overlay Zone to property in Golden Hill as recommended by staff and to further review and clarify the application of this overlay zone on the DAMMANN property prior to Council consideration.

ITEM-6 SAN YSIDRO COMMUNITY PLAN UPDATE. THE DRAFT SAN YSIDRO COMMUNITY PLAN IS A COMPREHENSIVE REVISION OF THE ORIGINAL PLAN ADOPTED IN 1974 AND INCLUDES THE URBANIZED PORTION OF THE TIJUANA RIVER VALLEY AND A PORTION OF THE STEEP SLOPES OF SOUTHWESTERN OTAY MESA.

LISA HUNTS-COUNT presented Planning Department Report No. 89-553.

ANDREA SKOREPA, Chairperson of the San Ysidro Planning Group, spoke in support of the community plan and indicated they wished to expand their boundaries.

Supervisor BRIAN BILBRAY explained the County was planning a regional park in the Tia Juana River Valley. He recommended that the boundaries of the San Ysidro Planning Group be expanded to include this area.

DAVID POOLE, representing Pardee Construction Company, stated he was in support of staff's recommendation. He explained the Otay Mesa landowners had been working on forming a planning board for the area.

LAURIE MCKINLEY, representing the proposed Otay Mesa Planning Group, spoke in support of staff's recommendation that would form a planning area for their area.

MATT PETERSON, attorney representing CalMAT, stated they would propose word changes in the plan with respect to his client's property.

MIKE STRODE, California Structures, spoke in favor of staff's recommended for their planning area.

JAMES MASSEY, San Diego County Parks Department, recommended that Area T be considered as open space or park and recreation area.

EARLE BROOKS, representing R.A.S. Property Management, spoke in support of residential use for their property adjacent to the border.

DAVID SMITH, Bordergate RV Park, spoke in favor of retaining the CV Zone on his property.

WILLIAM KINTZELL spoke in opposition to the recommended single-family zone for his property at the northeast corner of Smythe and Foothill. He felt the zone should be R-3000.

BARRY SIMONS spoke in support of the planning group's recommendation that San Ysidro be developed as a two-way couplet.

NORMA SULLIVAN, representing San Diego Audubon Society, supported the planning group's desire to expand their boundaries to Border Field Park.

EMILY DURBIN, County Land Use Chair for the Sierra Club, stated they supported the requested boundary change to include Border Field State Park. She stated Spooner's Mesa was an important viewshed and it would be a mistake to leave this to a planning group made up of primarily developers and sand and gravel operators.

DOUG PERRY, representing the San Ysidro Chamber of Commerce, stated he supported the plan overall but had strong views on the commercial development around E. Beyer.

DONALD GARDNER, representing Stafford Gardner & Patrick Development Company, spoke in support of residential development for Subarea T recommended for industrial use.

DON WOOD, President of C-3, stated they were in support of the planning boundary expansion. He felt Tia Juana River Valley was more closely related to San Ysidro.

TONY GOMEZ, past President of the Chamber of Commerce, spoke in support of the planning group's recommendation. He stated employment and economic development was important to San Ysidro.

ANDREA KOROGI, representing the Otay Mesa Chamber of Commerce, stated they were opposed to expansion of the planning boundaries into Otay Mesa Heritage Road. She recommended that the Otay Mesa Plan be left in place as it benefited not only those in the plan area but surrounding areas as well.

HENRY BOOKSPANN stated he owned two lots on Beyer Boulevard and he would like the property zoned commercial.

BERTHA ALICIA GONZALEZ spoke in opposition to the community plan.

MICHAEL FREEDMAN spoke in opposition to the proposed community plan and spoke in support of a commercial development he is planning for the area.

JOSE PARTIDA spoke in support of their proposed commercial development.

STACEY SULLIVAN, attorney representing Herb and Evelyn Sevel, spoke in opposition to the low-medium residential designation for his client's property. He stated Alternative 2 would be a better use for the land.

COMMISSION ACTION

No Commission action was requested at this time. It was announced another hearing would be noticed for early 1990.

RECESS, RECONVENE

The Commission recessed at 12:45 p.m. and reconvened at 1:55 p.m.

ITEM-7 CARMEL MOUNTAIN EXCESS ROCK EXPORT CONDITIONAL USE PERMIT CASE NO. 88-0141. LOCATED AT THE EAST END OF SHOAL CREEK DRIVE, EAST OF RANCHO CARMEL DRIVE AND SOUTH OF CARMEL MOUNTAIN ROAD IN THE A-1-10 ZONE IN THE CARMEL MOUNTAIN RANCH COMMUNITY. EQD NO. 88-0141. OWNER/APPLICANT: THE PRESLEY COMPANIES/CHILCOTE INC.

GLENN GARGAS presented Planning Department Report No. 89-564.

STEVEN McDONALD, representing the applicant, spoke in support of the permit. He explained the permit would allow them to sell rock that has already been excavated.

CHERYL THOMPSON stated her home was directly across from the rock crushing operation. She stated she was opposed to continuing the permit and felt it was a dangerous activity.

DR. MARIE KRON, area resident, spoke in opposition to the rock crushing activity. She based her opposition on the noise, dirt and danger because of truck traffic.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 6-0 (LARSEN not present) to continue this item to December 21, 1989, at 9:00 a.m.

ITEM-8 TIJUANA RIVER VALLEY FLOODWAY AND FLOODPLAIN FRINGE REZONING AND LOCAL COASTAL PROGRAM AMENDMENT (CASE NO. 89-0935). CITY-INITIATED REZONING TO APPLY THE FLOODWAY (FW) ZONE AND FLOODPLAIN FRINGE (FPF) OVERLAY ZONE TO PROPERTIES THAT WOULD BE SUBJECT TO FLOODING DURING A 100-YEAR FREQUENCY FLOOD EVENT. THE FW AND FPF BOUNDARIES WERE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPOSED REZONINGS ARE ALSO INTENDED TO BRING THE ZONING INTO CONFORMITY WITH THE ADOPTED COMMUNITY PLANS AND TO IMPLEMENT THE CITY'S LOCAL COASTAL PROGRAM. LOCATION: THE SUBJECT PROPERTIES ARE LOCATED WEST OF INTERSTATE 5, NORTH OF THE MEXICAN BORDER, SOUTH OF LEON AVENUE AND THE CITY OF IMPERIAL BEACH, WITHIN THE TIJUANA RIVER VALLEY, SAN YSIDRO AND OTAY MESA-NESTOR COMMUNITY PLAN AREAS.  
OWNER/APPLICANT: VARIOUS OWNERSHIPS.

PATRICK LOWE presented Planning Department Report No. 89-549.

FLOYD WIRTHLIN, representing American Sod, spoke in opposition to the proposed zone application.

LINDA MICHAEL, representing the Sierra Club, said she was opposed the proposed zonings because they did not go far enough in protecting a valuable resource.

BARBARA MURRAY spoke in opposition to the rezoning.

REUBENN MAUSCHAL stated he was not property notified of the hearing. He spoke in opposition to the proposed rezoning.

PAUL JORGENSEN, representing State Department of Parks, stated they would be opposed to any permanent development in the area being rezoned.

JAMES MARTIN stated his property should not have been included in the proposed zonings.

MIKE SPURLING, Sun-Coast Thoroughbred Farm, stated they operated a horse farm and he was opposed to the rezoning.

DAVID GOMEZ stated there should be a meeting with those property owners affected by the proposed zonings. He stated he owned a 10.5-acre parcel which is scheduled for development of 45 homes.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by SCOTT BERNET, the Commission voted 6-0 (CALKINS not present) to continue this item to December 21, 1989, at 2:00 p.m.

- ITEM-9 7-ELEVEN/ORO VISTA: APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF CONDITIONAL USE PERMIT/AMENDMENT NO. 89-0084; APPEAL OF PLANNING DIRECTOR'S APPROVAL OF PLANNED COMMERCIAL DEVELOPMENT/AMENDMENT NO. 89-0084. LOCATED ON THE EAST SIDE OF ORO VISTA ROAD (1711 ORO VISTA ROAD), NORTH OF TOCAYO AVENUE AND STATE HIGHWAY 117, AND WEST OF INTERSTATE 5. THE CONDITIONAL USE PERMIT/AMENDMENT SITE IS DESCRIBED AS PARCEL 8, PARCEL MAP NO. 14645. THE PLANNED COMMERCIAL DEVELOPMENT/AMENDMENT SITE IS DESCRIBED AS PARCEL MAP NO. 14645. THE SUBJECT PROPERTY IS WITHIN THE OTAY MESA-NESTOR COMMUNITY PLANNING AREA AND IN THE COMMERCIAL RECREATION (CR) ZONE. APPELLANT: STEPHEN R. RAY AND ASSOCIATES. OWNER: CLINT ROBERTS. APPLICANT: THE SOUTHLAND CORPORATION.

This item was removed from the Commission agenda and will be rescheduled at a later date.

- ITEM-10 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

- 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 3:15 p.m.