

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
DECEMBER 14, 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 4:20 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-present
Commissioner Yvonne Larsen-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-not present
Commissioner Scott Bernet-present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-not present
George Arimes, Assistant Planning Director-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Hal Valderhaug, Deputy City Attorney-present
Tom Salgado, Principal Planner, Development
Planning-present
Stacie Plante, Engineering and Development-present
Michael Stang, Principal Planner-present
Recorder Janet MacFarlane-present

MISCELLANEOUS

MARY LEE BALKO introduced DON ROCK, BYRON ESTES and SANDRA CLEASE, newly-appointed planners assigned to the Long Range Planning Division.

TOM STORY introduced JIM ROGERS and KELLY BROWN newly assigned planners to the Development and Environmental Services Division.

Chairman ZoBell explained only four Commissioners were present to consider items before the Planning Commission and asked if there were those wishing a continuance.

ITEMS-5 APPEAL OF THE VISTA DE ALCALA PLANNED INFILL RESIDENTIAL AND 6 DEVELOPMENT AND ACCOMPANYING TENTATIVE MAP NOS. 89-0269. LOCATED WEST OF WILSHIRE DRIVE, NORTH OF 35TH STREET, EAST OF CROMWELL PLACE AND SOUTH OF CAMINO DEL RIO SOUTH IN THE R1-5000 AND R1-40000 ZONES IN THE MID-CITY COMMUNITY. EQD NO. 87-0269. OWNER: J.C. MARTINEZ. APPLICANT: CARLO MARTINEZ. APPELLANTS: CARLO MARTINEZ.

The applicant requested a continuance on these items.

JUDY ELLIOT, representing Normal Heights Community Association, spoke to the requested continuance.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by LYNN BENN, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to continue these items to January 11, 1989, at 9:00 a.m.

ITEM-7 SAN DIEGO JACK MURPHY STADIUM CONDITIONAL USE PERMIT NO. 88-1296. LOCATED SOUTH OF FRIARS ROAD AND WEST OF INTERSTATE 15 IN THE R140000 ZONE IN THE MISSION VALLEY COMMUNITY. EQD NO. 88-1296. LEGAL DESCRIPTION: LOT 35, MAP NO. 6837 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO. OWNER/APPLICANT: CITY OF SAN DIEGO.

Staff reported Assistant City Manager JACK McGRORY requested this item be pulled from Commission consideration.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to note and file this item at the request of the City Manager's office.

ITEM-4 APPEAL FROM THE SUBDIVISION BOARDS DENIAL OF TENTATIVE PARCEL MAP NO.89-0901 (G.L. ROCK). LOCATED AT THE SOUTHERLY TERMINUS OF FAWN AVENUE, SOUTHERLY OF ISLETA AVENUE IN THE R1-5000 ZONE, IN THE CLAIREMONT MESA COMMUNITY. EQD NO. 89-0901. LEGAL DESCRIPTION: LOT 1691, CLAIREMONT MESA UNIT 12, MAP 2954. OWNER/APPLICANT: GARY L. ROCK AND ASSOCIATES. APPELLANT: GARY L. ROCK AND ASSOCIATES.

The applicant requested a continuance based on the number of Commissioner's present at the meeting.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to continue this item to January 11, 1990, at 9:00 a.m.

ITEM-1 THE FIRST AMENDMENT TO THE NORTHRIDGE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND ROBERT T. RAEDENE CURRY, CASE NO. 89-1229. OWNER/APPLICANT: ROBERT T. AND RAEDENE CURRY.

BOB KORCH presented Planning Department Report No. 89-584.

CHARLES BLACK, attorney representing the property owner, concurred with staff recommendation.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to approve the development agreement amendment as recommended by staff.

ITEM-2 APPEAL OF PLANNING DIRECTOR ACTION DENYING GASLAMP QUARTER PLANNED DISTRICT PERMIT 89-0381 FOR PIONEER WAREHOUSE. PROPOSED ALTERATIONS TO PIONEER WAREHOUSE BUILDING FOR MIXED COMMERCIAL AND RESIDENTIAL USES. THE PROJECT IS LOCATED BETWEEN FOURTH AND FIFTH AVENUES ON THE NORTH SIDE OF "K" STREET. OWNER/APPLICANT: BUD FISCHER, SAN DIEGO FIFTH AVENUE ASSOCIATES, LTD.

ART DUNCAN presented Planning Department memorandum dated December 8, 1989.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to refer this item back to the Planning Department as requested by staff.

ITEM-3 MID-CITY CLASSIFICATION OF PROTECTED SINGLE-FAMILY NEIGHBORHOODS FOR AREAS 15 AND 17 IN CITY HEIGHTS. TWO CLASSIFICATIONS OF SINGLE-FAMILY NEIGHBORHOODS WITHIN THE MID-CITY COMMUNITY HAVE BEEN PROPOSED BY THE CITY HEIGHTS DEVELOPMENT CORPORATION AND THE PLANNING DEPARTMENT. AREAS 15 AND 17 IN THE CITY HEIGHTS NEIGHBORHOOD WERE CONTINUED BY THE PLANNING COMMISSION ON NOVEMBER 16, 1989. OWNER/APPLICANT: CITY OF SAN DIEGO.

JULIE HUDDLE presented Planning Department Report No. 89-576.

JIM ENGELKE, represented Bob Augustine, stated he was in support of staff's recommendation for Area 17.

CECIL BROOKS stated he was in support of staff's recommendation relative to Area 15.

No one appeared in opposition to this item.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not present) to approve staff's recommendation to:

1. Do not approve classification of Area 15 as protected single-family neighborhood and retain the MR-3000 for the area.
2. Do not approve the additional portion of Area 17 as a protected single-family neighborhood and retain the MR-3000 zoning for the areas.
3. Approve and release Area 15 and those portions of Area 17 that have not been recommended by the Planning Department for single-family protection from the Interim Single-family Protection Ordinance.

ITEMS-8 APPEAL OF THE RIVER TRAIL PLANNED INFILL RESIDENTIAL
9 & 10 DEVELOPMENT AND RESOURCE PROTECTION OVERLAY ZONE PERMIT
NO. 87-1098 AND ACCOMPANYING TENTATIVE MAP NO. 87-1098.
FORTY-FIVE (45) SINGLE-FAMILY DETACHED DWELLING UNITS ON A
10.5-ACRE SITE. THE PROJECT IS DESCRIBED AS LOT 75 OF
SUNRISE ADDITION UNIT NO. 3, MAP NO. 10832 AND IS LOCATED
ON THE WEST SIDE OF HOLLISTER STREET BETWEEN SUNSET AVENUE
AND TOCAYO AVENUE, WITHIN THE OTAY MESA-NESTOR COMMUNITY
PLANNING AREA AND THE R1-5000 ZONE. OWNER/APPLICANT:
S.P.E. CORPORATION. APPELLANTS: REUBEN D. MARSHALL.

RUTH SCHNEIDER, Otay Mesa Planning Group, requested a
continuance of this item.

RICK REUBEN, representing the applicant, stated it had
taken some time to get this before the Commission and he
was not in favor of a continuance.

LINDA MICHAEL, representing the Sierra Club, stated she
supported a continuance.

ROBERT KRAUSS indicated his opposition to the requested
continuance.

NORMA SULLIVAN indicated her support for the requested
continuance.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the
Commission voted 4-0 (CALKINS, REYNOLDS and BERNET not
present) to continue this item to January 11, 1990, at
9:00 a.m.

ITEM-11 HECTOR'S REZONE NO. 89-0795. A REQUEST TO REZONE FROM
A-1-1 TO CA. LOCATED ON THE EAST SIDE OF 30TH STREET
BETWEEN CORONADO AVENUE AND DEL SOL BOULEVARD IN THE OTAY
MESA-NESTOR COMMUNITY, DESCRIBED AS POR NE 1/4 OF NE 1/4
OF SE 1/4 OF SEC. 27, T5S18E, R2W, SBM. EQD NO. 89-0795.
OWNER: RAUL L. HERNANDEZ. APPLICANT: FIDEL LOA.

COLLEEN FROST presented Planning Department Report
No. 89-589.

RAUL HERNANDEZ, applicant, spoke in support of the
rezoning.

JESUS ZAMORA stated he was opposed to the rezoning because
of the commercial use proposed for the site.

COMMISSION ACTION

On motion of YVONNE LARSEN, seconded by RALPH PESQUEIRA, the Commission voted 3-1 (BENN voting in the negative with CALKINS, REYNOLDS and BERNET not present) to certify the negative declaration and approve the rezoning as recommended by staff. This motion failed for lack of four affirmative votes; therefore, this item will trail to the Commission's hearing of December 21, 1989, as unfinished business.

RECESS, RECONVENE

The Commission recessed at 10:00 a.m. and reconvened at 1:30 p.m.

ITEM-12 THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

ITEM-13 WORKSHOP - RADIO ANTENNAS.

PAT GRABSKI presented Planning Department Report No. 89-507.

No action by the Planning Commission was required of this item.

ITEM-13A STATE ROUTE 56 WEST, CARMEL VALLEY RESTORATION/ENHANCEMENT PROJECT AND ADJACENT LAND USE AMENDMENTS.

A presentation was made by the following persons on the status of the State Route 56/Carmel Valley Restoration and Enhancement Project: Betsy Weisman, Planning Department; Norm Larsen, Caltrans; Jon Walters, Nolte and Associates; Tim Vasquez, Caltrans; Nick Osler, Planning Department; and Patrick Lowe, Planning Department.

The following members of the public commented on this workshop item: Jozann Knittel, Sea Village Homeowners; Jan Fuchs, North City West Subcommittee; Jim Whalen, Newland California; Susan Lay, representing Dr. Marvin Gerst; Donald Worley, representing Dr. Marvin Gerst; JoAnn Shannon, representing the North City West Planning Board; Opal Trueblood, representing Torrey Pines Planning Board; Alice Goodkind, City of Del Mar; Gary Gramling, M.J. Brock & Sons; Jerry Mailot, Del Mar Heights.

At the conclusion of the workshop it was announced a hearing before the Planning Commission would be scheduled for February or March 1990.

RECESS, RECONVENE

The Commission recessed at 3:25 p.m. and reconvened at 3:30 p.m.

ITEM-14 TRAFFIC LEVELS OF SERVICE.

Allen Holden, Engineering and Development Department, presented a memorandum from the Engineering and Development Department dated December 8, 1989, on the Levels of Service.

No action by the Commission was required on this workshop time.

ITEM-15 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 4:20 p.m.