

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 1, 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 9:10 a.m.
The Planning Commission adjourned at 2:35 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-present
Michael Stepner, City Architect-present
Fred Conrad, Chief Deputy City Attorney-present
Jeff Strohming, Engineering and Development-present
Tom Salgado, Principal Planner, Development
Planning-present
Bob Didion, Principal Planner-present
Michael Stang, Principal Planner-present
Recorder Janet MacFarlane-present

ITEM-1 APPROVAL OF MINUTES OF JANUARY 11, 1990.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN not voting with REYNOLDS not present) to approve the minutes of January 11, 1990.

ITEM-3 STREET ACTION SA 89-545 -- THE VACATION OF CALIFORNIA STREET BETWEEN "G" STREET AND "F" STREET.
APPLICANT: SANTA FE PACIFIC REALTY.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (REYNOLDS not present) to approve the consent item as recommended by staff.

ITEM-2 STREET ACTION SA 89-533 -- THE VACATION OF ELM STREET EAST OF PACIFIC HIGHWAY. CERTIFYING MITIGATED NEGATIVE DECLARATION DEP NO. 89-0775. APPLICANT: APPEL DEVELOPMENT CORPORATION.

JEFF STROHMINGER reviewed Engineering and Development Department memorandum dated December 22, 1989.

LAWRENCE DOHERTY, representing Appel Development, spoke in support of the project. He explained that the vacated portion of the street would be a plaza in the center of the project.

CRAIG ADAMS stated that he was not in opposition to the project but felt that the street vacation was premature and should be considered at the same time the project is approved.

Public testimony was closed on this item.

COMMISSION ACTION

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

On motion of CHRIS CALKINS, seconded by SCOTT BERNET, the Commission voted 6-0 (REYNOLDS not present) to deny the subject street vacation and further to recommend that it be approved if brought along with approval of the proposed project.

ITEM-4 V.R. DENNIS CONDITIONAL USE PERMIT NO. 82-0611; REVIEW OF OPERATING CONDITIONS AND SITE INVESTIGATION. LOCATED ON THE NORTH SIDE OF MISSION GORGE ROAD BETWEEN OLD CLIFFS ROAD AND MARGERUM AVENUE IN THE A-1-10, R1-40000 AND M-1B ZONES IN THE TIERRASANTA AND NAVAJO COMMUNITY PLANNING AREA. OWNER/APPLICANT: V.R. DENNIS CONSTRUCTION COMPANY/MISSION GORGE DEVELOPMENT COMPANY.

The Chair indicated the area planning group requested a continuance on this item.

FRAN FICARA, attorney representing the applicant, stated they had no objection to a continuance.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by YVONNE LARSEN, the Commission voted 6-0 (REYNOLDS not present) to continue this item to March 29, 1990 at 9:00 a.m.

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

ITEM-6 APPEAL OF THE OSIAS RESIDENCE VARIANCE NO. 89-0979. LOCATED AT 461 SILVERGATE AVENUE IN THE R1-10000 ZONE IN THE PENINSULA COMMUNITY. DEP NO. 89-0979. OWNER/APPLICANT: MR. AND MRS. DAVID OSIAS. APPELLANTS: MR. AND MRS. DAVID OSIAS.

KARL ZOBELL abstained from participation on this item. RALPH PESQUEIRA assumed Chair of the meeting.

MICHELE FELL-CASALE presented Planning Department Report No. 90-034.

DAVID OSIAS, applicant, spoke in support of the project.

STEVE BRADLY, architect, spoke in support of the design of the project and requested that the Engineering and Development Department requirement that curb and sidewalk be provided be deleted. He stated he was in agreement to enter into an agreement that they would not object to a future 1911 Act proceedings to install these improvements.

COMMISSION ACTION

On motion of LYNN BENN, seconded by YVONNE LARSEN, the Commission voted 5-0 (ZOBELL abstaining with REYNOLDS not present) to uphold the appeal and approve the project subject to the agreement that the applicant would waive his right of protest against a future 1911 Act proceeding for sidewalk and curb improvements.

KARL ZOBELL resumed Chair of the meeting.

ITEM-7 SAN DIEGO MTX ADDITION PROPOSED CONDITIONAL USE PERMIT NO. 89-1098. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF SIXTH AVENUE, BETWEEN ROBINSON AVENUE AND PENNSYLVANIA AVENUE IN THE CN-1A ZONE (MID-CITY PDO) IN THE UPTOWN COMMUNITY (DEP NO. 89-1098).
OWNER/APPLICANT: U.S. WEST CELLULAR OF CALIFORNIA.

KEVIN SULLIVAN presented Planning Department Report No. 90-002.

DEBBIE COLLINS, representing the applicant, spoke in support of its use and reviewed the background of project.

DAVE GUILLEN, representing U.S. West, spoke in support of the project.

No one appeared to speak in opposition on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by YVONNE LARSEN, the Commission voted 6-0 (REYNOLDS not present) to certify the negative declaration and approve the permit as recommended by staff modifying condition 7 to read "construction, maintenance and operation of the proposed use...".

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 1:35 p.m.

ITEM-8 CALTRANS STATE ROUTE 56 FREEWAY CONSTRUCTION PROJECT, FROM I-5 EAST TO THE EASTERN BOUNDARY OF NORTH CITY WEST, AND THE CARMEL VALLEY LAND USE AMENDMENT. A SUMMARY OF THESE PROJECTS WAS PRESENTED AT A PLANNING COMMISSION WORKSHOP ON DECEMBER 14, 1989, BY THE CALTRANS, PLANNING DEPARTMENT AND ENGINEERING AND DEVELOPMENT DEPARTMENT STAFF (REPORT NO. 89-592). AT THAT TIME, THE PLANNING COMMISSION REQUESTED ADDITIONAL INFORMATION ON CERTAIN FEATURES OF PROJECTS.

NORM LARSEN, representing Caltrans, reviewed the proposed Carmel Valley Restoration Enhancement Program.

TIM VASQUEZ, Caltrans, reviewed the Environmental Impact Report and the alternative alignments considered.

NICK OSLER reviewed Planning Department Report No. 90-037.

No action was required on this workshop item.

ITEM-9 THREE MISSION BAY PARK DOCUMENTS: SHORELINE STABILIZATION AND RESTORATION PROJECT PLAN, NATURAL RESOURCE MANAGEMENT PLAN, AND ENVIRONMENTAL IMPACT REPORT.

This workshop was trailed to February 8, 1990 at 9:00 a.m.

ITEM-10 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 2:35 p.m.