

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
FEBRUARY 15, 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 3:35 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
Michael J. Stepner, City Architect-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Allison Thomas, Deputy City Attorney-present
Hal Valderhaug, Deputy City Attorney-present
Rudy Hradecky, Deputy City Attorney-present
Jeff Strohminger, Engineering and Development-present
Tom Salgado, Principal Planner-present
Robert Didion, Principal Planner-present
Larry Monserrate, Principal Planner-present
Mike Stang, Principal Planner-present
Janet MacFarlane, Recorder-present

ITEM-1 APPROVAL OF MINUTES OF JANUARY 25, 1990

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by CHRIS CALKINS, the Commission voted 5-0 (BENN and LARSEN not present) to approve the minutes of January 25, 1990.

ITEM-2 REVIEW OF BASIC CONCEPT DRAWINGS, THE PALADION, A COMMERCIAL RETAIL DEVELOPMENT. THE PALADION PROJECT IS A FOUR-STORY, 145,000-SQUARE-FOOT RETAIL COMMERCIAL DEVELOPMENT WHICH WILL CONTAIN, VARIOUS FASHION AND ACCESSORY STORES. THE PROJECT IS LOCATED TO THE WEST OF NORDSTROM ON A 45,000-SQUARE-FOOT PARCEL. THE COMPLEX PROVIDES SUBTERRANEAN PARKING FOR 240 VEHICLES AND FEATURES A LARGER INTERIOR ATRIUM AND A ROOF TERRACE FOR OUTDOOR DINING AND BANQUETS. VEHICULAR ACCESS IS FROM FIRST AND FRONT AND PEDESTRIAN ENTRANCES ARE ON ALL THREE SIDES. THE ARCHITECTURAL STYLE IS BEST DESCRIBED AS ART DECO AND REMINISCENT OF DEPARTMENT STORES BUILT SOME DECADES AGO WHEN GRANITE AND MARBLE WERE WIDELY USED AS BASIC MATERIALS BOTH INSIDE AND OUT.
OWNER/APPLICANT: CENTRE CITY DEVELOPMENT CORPORATION.

MARIANNE MUNSELL presented Planning Department Report No. 90-048. She noted a letter from WALT SMYK requesting that Carrotwood trees be allowed in lieu of Liquidamber.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 5-0 (BENN and LARSEN not present) to approve the basic concept drawings for the Paladion as recommended by staff.

ITEM-3 PRELIMINARY PLAN AND PROJECT AREA BOUNDARIES FOR THE MID-CITY REDEVELOPMENT PROJECT.

It was announced this item had been removed from the agenda and would be rescheduled to March 8, 1990.

ITEM-4 APPEAL OF THE HABITAT FOR HUMANITY TENTATIVE SUBDIVISION MAP NO. 89-1066. LOCATED AT 910 60TH STREET IN THE SF-6000 ZONE IN THE SOUTHEAST SAN DIEGO COMMUNITY. EQD NO. 89-1066. OWNER/APPLICANT: HABITAT OF HUMANITY C/O JEFF SNIDER. APPELLANTS: ARDISE RAWLINS AND HAZEL M. HIGGINS.

JUDY BRASWELL presented Planning Department Report No. 90-044.

JOHN LAWSON spoke in opposition to the map. He said the lots were too small. He felt there was not enough space on the street for parking of automobiles.

FRED HORNE stated he was opposed to the building of the homes and felt that no variances should be allowed. He stated the area would be congested.

MARTIN RAWLINS stated he was opposed to the construction of the eight homes. He stated they did not want this low income housing in their community.

ARDISE RAWLINS stated she lived directly across from the proposed map and felt that the number of variances requested were excessive. She stated there was a question of safety because of the shared driveways and there were no garages to any of the homes. She felt that five homes on the property was adequate but seven was too many.

HAZEL HIGGINS spoke in opposition to the map.

VERNA QUINN, representing the Southeast San Diego Development Committee, stated her group had reviewed the project on four separate occasions and the map that they had agreed to was not the map before the Commission. She stated no garage nor storage area would be provided for the homes, and felt this would result in blight.

REYNALDO PISANO, representing the Southeast Development Committee, spoke in opposition to the map.

JIM LANTRY, representing the Habitat for Humanity, spoke in support of the map. He explained that many of the variances were requested in order to protect mature trees on the site as well as to eliminate curb cuts at the request of the Engineering and Development Department. He explained that the existing historic structure would be preserved on the site and this map would provide homes for seven families who otherwise could not afford to purchase them.

ROSE MINCEY spoke in support of the project. She explained she was one of the people who had applied for one of the homes to be constructed.

DR. WOODEY GARVIN, Chairman of the Board of Habitat for Humanities, explained they were an ecumenical council and

a community based volunteer organization. He explained how the homeowners would be selected and further explained that the future homeowners would be required to assist in construction of the homes.

EDWARD WALTON, Treasurer of the Habitat for Humanities, spoke to the need of proceeding with the map rapidly.

JAMES FERN spoke in support of the map, and explained the family selection process. He explained 79 applications had been received for the seven homes to be constructed.

ERNEST TAYLOR explained he was one of the prospective purchasers of one of the homes. He explained how he would be working to help build the home and stated that this was the only way in which many people could realize homeownership.

JOSE FRAGOSO spoke in support of the map. He had submitted an application for the project and felt it was a worthwhile project.

ANNETTE PERRY WILLIAMS stated she was in favor of the program because it did assist low income families who would not be able to afford a down payment for a home. She explained they would work on the site to help in its construction.

EDUARDO GODINEZ stated he also had applied to purchase one of the homes and felt the idea was a good one. He said everyone needed to opportunity to be an owner of his own home.

FRANK JORDAN, representing the San Diego Branch of the NAACP, spoke in support of the project and map. He stated they went out to the area and took pictures of the surrounding area and felt the development would be an asset to the community.

REVEREND WILLIE MANLEY, Baptist Church, stated he was in favor of the map. He stated the had an opportunity to review the program in progress and was very much in its support.

WAYNE BENNETT spoke in support of the map and stated it was an opportunity for someone to own his own single-family home.

KEN SAUDER, representing Habitat for Humanity, stated he was in favor of the project and opposed to the appeal.

JANE NGUYEN spoke in support of the project, stating there were people that needed a place to live.

ANNA MAJOR spoke in opposition to the map.

ANGELIA COLLIER stated she was in support of the construction of the homes. She explained that her rent was \$700 a month which was high for her income, but that if someone could help her construct a home, she would be able to afford the payments.

JEFF SNIDER spoke in support of the project.

CAROLYN COLEMAN spoke in support of the map and stated people needed the homes that were going to be built.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by EDWARD REYNOLDS, the Commission voted 3-2 (ZOBELL and BERNET voting in the negative with BENN and LARSEN not present) to certify the negative declaration and deny the appeal and approve the map as recommended by staff. This motion failed for lack of four affirmative votes. Therefore, the decision of the Planning Director and Subdivision Board in approving the map was sustained.

RECESS, RECONVENE

The Commission recessed at 10:55 a.m. and reconvened at 11:00 a.m.

ITEM-5 CONDITIONAL USE PERMIT NO. 89-1017; REQUEST TO OPERATE A 50-BED RESIDENTIAL DRUG ABUSE REHABILITATION FACILITY IN AN EXISTING STRUCTURE. LOCATED ON THE EAST SIDE OF MARLBOROUGH AVENUE BETWEEN PARK AND ORANGE AVENUES (FORMER CONVENT OF OUR LADY OF THE SACRED HEART CHURCH) IN THE MR-1500B ZONE IN THE MID-CITY COMMUNITY. EQD NO. 89-1017. LOTS 1 THROUGH 14, BLOCK NO. 17, TERALTA SUBDIVISION, MAP NO. 1000 IN THE CITY OF SAN DIEGO. OWNER: ROMAN CATHOLIC BISHOP OF SAN DIEGO INCORPORATED. APPLICANT: COMMUNITY RESOURCES AND SELF HELP (CRASH) INC.

PAUL McNEIL presented Planning Department Report No. 89-1066.

BARRY SCHULTZ, representing CRASH, spoke in support of the conditional use permit and explained the objectives of the program.

LIEUTENANT DAVE SPISAK, San Diego Police Department, spoke in support of the program.

TOM RANZ stated he owned property near the church and his concern was parking availability. He stated the area was abundant with drug problems and questioned whether this was an appropriate area to locate a residential drug abuse center.

ED HARARI, area resident, stated this was an opportunity for the convent to make a profit on the property. He stated he was concerned about the safety and potential violence of the drug users that would be housed at this facility.

Public testimony was closed on this item.

COMMISSION ACTION

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

ITEM-6 SALVATION ARMY TRANSITIONAL SHELTER, CONDITIONAL USE PERMIT NO. 89-1224. PROPOSED PROJECT LOCATED IN THE BASEMENT OF AN EXISTING BUILDING LOCATED AT 830 EIGHT AVENUE BETWEEN "E" AND "F" STREETS.
OWNER/APPLICANT: SALVATION ARMY.

MARIANNE MUNSELL presented Planning Department Report No. 90-046.

ART STILLWELL, representing the Salvation Army, spoke in support of the permit.

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 permit as recommended by staff.

RECESS, RECONVENE

The Commission recessed at 11:40 a.m. and reconvened at 1:30 p.m.

ITEM 6A PROPOSED EXTENSION OF SAN YSIDRO INTERIM ORDINANCE
LIMITING ISSUANCE OF DEMOLITION PERMITS, BUILDING REMOVAL
PERMITS, BLDG. PERMITS AND COMMENCEMENT OF CONSTRUCTION
IN PORTIONS OF THE TIJUANA RIVER VALLEY.

As this item had been discussed at the Commission's previous meeting on February 8, 1990, and continued for the purpose of appropriate noticing, public testimony was opened to the public.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of SCOTT BERNET, seconded by EDWARD REYNOLDS, the Commission voted 4-0 (BENN, CALKINS and LARSEN not present) to approve extending the San Ysidro Interim Ordinance as recommended by staff.

ITEMS 7 SAN YSIDRO COMMUNITY PLAN UPDATE AND IMPLEMENTATION
AND 7A PROGRAM. THE DRAFT SAN YSIDRO COMMUNITY PLAN IS A AND
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. THE DRAFT IMPLEMENTATION PROGRAM
WOULD IMPLEMENT THIS PLAN THROUGH NEW PERMIT PROCESSING
PROCEDURES, COMMERCIAL AND INDUSTRIAL PROPERTY REZONINGS,
AND FUTURE APPLICATION OF CITY-WIDE MULTI-FAMILY
RESIDENTIAL DESIGN STANDARDS.

MICHAEL STANG explained that the matter before the Commission was continued from November 30, 1989. He explained that a subsequent notice had stated this matter would be continued to another hearing on March 29, but because the environmental impact report would not be ready until April, he requested that the Commission, after taking public testimony, continue this matter until April 26, 1990 at 9:00 a.m.

DAVE SORENSON explained the traffic widening of San Ysidro Boulevard through the historic district.

NANCY SCHWARZ presented Planning Department Report No. 90-043.

CAROL ROCHA, President of the Otay Mesa Chamber of Commerce, spoke in support of the staff recommendation. She stated the current boundaries of the Otay Mesa planning area should remain the same.

PAUL PETERSEN, attorney representing CALMAT, stated he supported the Planning Department recommendations as it affects the Border Highlands Plan.

JIM DAWE, attorney representing the Coral Gate Project, stated he agreed with the Planning Group's recommendation of low density residential rather than industrial zone for approximately 100 acres of land under their ownership.

LAURIE MCKINLEY, representing the proposed Otay Mesa Planning Group, spoke regarding the proposed boundary expansion of San Ysidro and stated they supported retaining the boundaries as they currently exist.

DAVID POOLE, representing Pardee Construction Company, stated the property owners felt the plan boundaries should remain as currently exist.

RUTH SCHNEIDER, representing the Otay Mesa/Nestor Planning Committee, stated she concurred that the boundary proposed would best suit the situation. She felt the Tijuana Plan should continue and the San Ysidro and Otay Mesa Groups could review projects as they come forward.

DR. H.M. DAVISSON stated he owned property in the Tijuana River Valley and he did not want it to become part of the San Ysidro Community Plan area.

BUCKEY HARRIS stated he owned property in the Tijuana River Valley and stated they would like the planning area to be under the people that live and own property in the area.

WARREN OAKLAND spoke regarding the change of Tijuana Street from four to two lanes. He recommended parallel or diagonal parking for the street.

WALTER KIMZEY stated he lived in the Tijuana River Valley and stated most of them were forming their own planning group. He stated they were against having San Ysidro Planning Committee having jurisdiction over their area.

NORMA SULLIVAN, representing the San Diego Audobon Society, stated their concern was for the sensitive area, as it was one of the best birding areas in the country. She stated the dedication of the park is the most preferable.

SHELDON SAUNDERS, representing the San Ysidro Chamber of Commerce, stated they were opposed to the change in zoning on East San Ysidro Boulevard.

FLOYD WIRTHLIN, representing the Tijuana-Valley Border Planning Group, stated they had their first meeting on March 15, 1989. He stated they were opposed to annexing their Planning Group area into the San Ysidro area.

BARBARA BAMBERGER, representing the Sierra Club, stated the River Valley deserved protection as it was a very sensitive estuary.

DOUGLAS PERRY, representing the San Ysidro Chamber of Commerce, spoke regarding the proposed zoning to East San Ysidro Boulevard and East Beyer Way from 805 to the Border. He further invited the Commissioners to take a field trip to their area.

BARRY SIMONS, Director of the San Ysidro Chamber of Commerce, spoke in opposition to the proposed zoning for the commercial area of San Ysidro.

RICHARD SIMONS spoke regarding the couplet proposed for the San Ysidro area and felt that it should be two-way rather than the proposed one-way.

WANDA MOORE stated she lived in the river area and was opposed to being annexed to the San Ysidro Planning Group area.

MICHAEL FREEDMAN spoke regarding the Commercial project currently under development.

TONY GOMEZ, President of Hacienda San Ysidro, spoke regarding the asset that its development would be to the area and said the RUDAT report recommended taking advantage of the natural tourist trade in the area because of San Ysidro's close proximity to the border.

GUILLERMO BARENCHA spoke regarding the community plan.

RECESS, RECONVENE

The Commission recessed at 3:00 p.m. and reconvened at 3:05 p.m.

MARTIN THOMPSON spoke in support of the Hacienda Project.

JEFF HOWARD, representing Simco, recommended that the area on the south side of Camino de la Plaza be initiated for rezone along with the community plan update. He felt the rezoning should be concurrent with the update.

STACY SULLIVAN, representing MR. and MRS. HERBERT SEVEL, stated he was in favor of the Planning Department recommendation that their property be zoned commercial rather than residential, but was opposed to bisecting the use designation of the parcel.

DAVID CRUZ, representing Sejour Development Corporation, spoke regarding the former GSA property sold in 1986. He supported the expansion of the San Ysidro Plan boundaries.

ANDREA SKOREPA, San Ysidro Planning Group, stated they had no objection to the change in zoning proposed by the Planning Department provided it did not limit the uses, and that it would allow them to take advantage of being located near the border. She felt that the boundary expansion was a very important issue and felt they needed expansion of the planning area.

COMMISSION ACTION

On motion of RALPH PESQUEIRA, seconded by SCOTT BERNET, the Commission voted 4-0 (CALKINS, LARSEN and BENN not present) to continue this hearing to March 29, 1990, which would again be continued to April 26, 1990 at 9:00 a.m.

On motion of SCOTT BERNET, seconded by RALPH PESQUEIRA, the Commission voted 4-0 (CALINS, LARSEN and BENN not present) to initiate the rezonings as recommended by Staff.

ITEM-8 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 3:35 p.m.