

PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF
MARCH 29, 1990
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Vice Chairman Pesqueira at 9:10 a.m. The Planning Commission adjourned at 2:05 p.m.

ATTENDANCE DURING THE MEETING:

Chairman Karl ZoBell-not present
Commissioner Tom La Vaut-present
Commissioner Ralph Pesqueira-present
Commissioner Edward Reynolds-not present
Commissioner Scott Bernet-not present
Commissioner Lynn Benn-present
Commissioner Chris Calkins-present
Hal Valderhaug, Deputy City Attorney-present
Mary Lee Balko, Deputy Director, Long Range
Planning-present
Tom Story, Deputy Director, Development and
Environmental Services-present
Joe Flynn, Deputy Director, Neighborhood Services-present
Jeff Strohminger, Engineering and Development-present
Bob Didion, Principal Planner-present
Recorder Janet MacFarlane-present

MISCELLANEOUS

Assistant City Clerk JACK FISHKIN swore in Planning Commissioner TOM LA VAUT.

ITEM-1 APPROVAL OF MINUTES OF MARCH 8, 1990

This item was trailed to March 15, 1990.

ITEM-2 SAN YSIDRO COMMUNITY PLAN UPDATE.

This item was continued to April 26, 1990 at 9:00 a.m.

Vice Chairman PESQUEIRA explained there were only four Commissioners present at the meeting. Because it took four votes for any Commission action, he asked if there were those who wished a continuance on their item.

ITEM-6 APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A COASTAL DEVELOPMENT PERMIT AND A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND SECOND-STORY GUEST QUARTERS. LOCATED ON SUNSET CLIFFS BOULEVARD BETWEEN ADAIR AND OSPREY STREETS IN THE R1-5000 ZONE IN THE PENINSULA COMMUNITY PLAN. DEP NO. 89-0945. PARCEL 1, MAP 11610, BEING A DIVISION OF LOTS 21 AND 22, BLOCK 11 OF SUNSET CLIFFS. OWNER/APPLICANT: GLOBUS DEVELOPMENT. APPELLANTS: GLOBUS DEVELOPMENT.

ERIC SHWISBERG, representing STEVE and LISE STRAUSS, requested a continuance on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to continue this item to April 19, 1990, at 9:00 a.m.

ITEM-7 IMPLEMENTATION OF COMPREHENSIVE LAND USE PLANS FOR NAS MIRAMAR, MONTGOMERY FIELD, AND BROWN FIELD.

MATT PETERSON, attorney representing the Gentry Company, asked for a continuance of several weeks in order that his client could study the impact of this overlay on his property.

HARRY MATHIS, University Community Planning Group, asked for a continuance on this item.

FRED PEARSON, representing NAS Miramar, stated they had no objection to a continuance.

The Commission trailed the requested continuance.

ITEM-5 SAN DIEGO GAS AND ELECTRIC WASTE MANAGEMENT FACILITY CONDITIONAL USE PERMIT NO. 89-0540. LOCATED ON THE SOUTH SIDE OF CONSOLIDATED WAY AT MILCH ROAD IN THE M1-A ZONE, MIRA MESA COMMUNITY. DEP NO. 89-0540. A PORTION OF LOT 4 OF MAP NO. 6298, AND A PORTION OF LOT 7 OF MAP NO. 6583 IN THE CITY OF SAN DIEGO. OWNER/APPLICANT: SAN DIEGO GAS AND ELECTRIC.

MICHAEL DANNA, representing SDG&E, requested a continuance on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to continue this item to April 19, 1990, at 9:00 a.m.

ITEM-3 NATURAL RESOURCE DEVELOPMENT CONDITIONAL USE PERMIT NO. 82-0611. 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 COMMUNITIES. PORTION OF LOTS 53, 61, 62, 63 AND 70, RANCHO MISSION OF SAN DIEGO, LYING NORTHERLY OF ROAD SURVEY 1634. OWNER/APPLICANT: V. R. DENNIS CONSTRUCTION COMPANY.

TOM WILLIAMS indicated that staff would request a continuance on this item. He explained that that representatives of the V.R. Dennis Company and area residents had been meeting as an Ad Hoc Subcommittee to resolve the problems associated with its operation.

JIM MADAFFER, representing the Tierrasanta Community Council, indicated they were prepared to go forward on this item.

COMMISSION ACTION

On motion of TOM LA VAUT, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to continue this item to May 31, 1990, at 9:00 a.m.

ITEM-7 IMPLEMENTATION OF COMPREHENSIVE LAND USE PLANS FOR NAS MIRAMAR, MONTGOMERY FIELD, AND BROWN FIELD.

The Commission continued discussion on the requested continuance of this item.

KAY IMHOF stated she concurred with the requested continuance.

A homeowner in Mira Mesa stated he concurred with the requested continuance.

PERRY ROTHER, regarding Montgomery Field, requested that the issues be treated separately and not as one item.

A representative from USIU requested a continuance beyond one week.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to continue this item to April 5, 1990, at 9:00 a.m.

RECESS, RECONVENE

The Commission recessed at 9:40 a.m. and reconvened at 9:45 a.m.

ITEM-4 ST. VINCENT DE PAUL/BUILDING INDUSTRY ASSOCIATION HOMELESS CENTER CONDITIONAL USE PERMIT NO. 90-0079. THE PROPOSED PROJECT IS A 54,051-SQUARE-FOOT, THREE-STORY, MIXED-USE BUILDING CONTAINING DORMITORIES FOR 350 MEN AND WOMEN, A LIFE SKILLS CENTER, A MEDICAL AND DENTAL CLINIC AND OFFICE SPACE. THIS PROJECT IS THE THIRD COMPONENT IN THE DEVELOPMENT OF A SOCIAL SERVICES "VILLAGE" CONCEPT WITH THE JOAN KROC CENTER AND THE BISHOP MAHER CENTER. OWNER/APPLICANT: DIOCESE OF SAN DIEGO EDUCATION AND WELFARE COPR., DBA ST. VINCENT DE PAUL CENTER.

MICHAEL TUDURY presented Planning Department Report No. 90-086.

REMIGIA BERMUDEZ, representing the Southeast Economic Corporation, stated this particular project would be located within five blocks of their Dells Imperial redevelopment project. She was concerned about potential impacts that this project might have on their redevelopment efforts.

REYNALDO PISANO, representing the Southeast Development Committee, stated they were concerned on the impact these uses would have on development to the east. He asked that the Planning Department be directed to conduct a workshop on the potential impact of these facilities on adjacent communities such as Southeast and Golden Hill.

JULIE DILLION, President of the Building Industry Association, spoke in support of the project. She gave a background of the project and requested specific amendments to the permit.

Father JOE CARROLL commented on the sidewalk width along Commercial Street.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to certify the mitigated negative declaration and approve the permit as recommended by staff, subject to the following modifications to the permit:

"This Conditional Use Permit No. 90-0079 is granted by the Planning Commission of the City of San Diego to the DIOCESE OF SAN DIEGO EDUCATION AND WELFARE CORPORATION, DBA St. Vincent de Paul Center, ~~Owner~~ Lessee/Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

"1. Permission is granted to ~~Owner~~ Lessee/Permittee...

"2. The Facility shall consist of the following:

- a. ~~A 54,061 square foot~~ An approximately 54,000-square foot, three-story structure with a 2,576-square-foot, three-story structure with a 2,576 square foot 2,500-square-foot internal courtyards;
- b. Containing dormitories for 350 men and women, a life skills center, a medical and dental clinic and ~~County Welfare~~ offices;
- c. Off-street parking; and
- d. Accessory uses as may be determined incidental and approved by the Planning Commission.

"22. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond:

- a. The installation of curb and a ten-foot wide sidewalk up to the building or ten-foot-wide, whichever is less along Commercial Street, satisfactory to the City Engineer;
- ~~b. The installation of curb and a ten-foot wide sidewalk along 15th Street, satisfactory to the City Engineer.~~

- eb. The installation of a pedestrian ramp at the northwest corner of 15th Street and Commercial Street, satisfactory to the City Engineer.
- ec. The installation of fire hydrants at locations satisfactory to the Fire Department and the City Engineer."

Further, to omit Conditions 23 and 26 from the permit.

RECESS, RECONVENE

The Commission recessed at 10:25 a.m. and reconvened at 1:45 p.m.

ITEM-9 DETERMINATION OF VACANCY RATE FOR APARTMENT RENTAL UNITS.

JOEY PERRY presented Planning Department Report No. 90-100.

No one appeared to speak on this item.

COMMISSION ACTION

On motion of CHRIS CALKINS, seconded by LYNN BENN, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to accept the report and make a finding that the vacancy rate in San Diego for rental housing exceeds five percent.

ITEM-8 RECORDATION OF NOTICES OF VIOLATION - WORKSHOP.

GENE LATHROP presented Planning Department Report No. 90-099.

The Commission held a discussion of this workshop item.

No one appeared to comment on this item.

COMMISSION ACTION

On motion of LYNN BENN, seconded by CHRIS CALKINS, the Commission voted 4-0 (ZOBELL, REYNOLDS and BERNET not present) to accept staff's report.

ITEM-10 ANNOUNCEMENTS/PUBLIC COMMENT - ITEMS OF INTEREST WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NOT PREVIOUSLY HEARD.

Commissioner BENN suggested that a workshop be conducted on the requirements for noticing of public meetings.

She cited as an example, the implementation of the CLUP for Miramar NAS and the comprehensive land use plan and stated there appeared to be different procedures for noticing on the two items.

ADJOURNMENT

The Commission adjourned at 2:05 p.m.